



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: 911

P.B. FILE #11-14 DATE RECEIVED: 10/10/12 SBL: 35-1-28

PLEASE RETURN COMPLETED FORM TO NICOLE  
BY: October 22, 2012 TO BE ON AGENDA FOR THE October 24, 2012 PLANNING  
BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

#### TEMPLE HILL APARTMENTS

Applicant or Project Name

SITE PLAN XX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT XX

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

\* THIS IS THE 2ND REVIEW, THE 1ST WAS DISAPPROVED

☐ APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ DISAPPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_  
Reviewed by \_\_\_\_\_ date \_\_\_\_\_



# **PIETRZAK & PFAU**

ENGINEERING & SURVEYING, PLLC

July 19, 2012

Genaro Argenio, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Re: Temple Hill Apartments  
Tracking No. PA2011-257  
P&P No. 11115.01

Dear Mr. Argenio:

In reference to the above project, enclosed please find eight (8) copies of the site plan and eight (8) copies of the revised Long EAF.

Please place this item on the next available Planning Board meeting for discussion. Should you have any questions or require anything further, please do not hesitate to contact our office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Travis B. Ewald, P.E.

TBE/tmp  
encs.  
cc: J. Mandelbaum

11115 pb submission ltr 2012-07-19

☐ 262 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(845) 294-0606 • FAX (845) 294-0610

☐ 2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(845) 796-4646 • FAX (845) 796-4092

RECEIVED JUL 20 2012

11-14

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

# RECEIPT #275-2013

06/18/2013

Warwick Properties

Received \$ 6,900.00 for Planning Board Fees, on 06/18/2013. Thank you for stopping by the Treasurer's Office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PB# 11-14  
approval fee

REFERENCE NO.	DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	DISCOUNT TAKEN	AMOUNT PAID
	REIMBURSABLE - TEMPLE				6,900.00
CHECK DATE	CHECK NO.	PAYEE	DISCOUNTS TAKEN	CHECK AMOUNT	
6/13/13	2359	TOWN OF NEW WINDSOR		\$6,900.00	

# F NEW WINDSOR NNING BOARD

## OF MONEY RECEIVED:

3cc  
Jew  
copy to keep

\* Can't get expense  
printout, since we  
went to new  
system

Close at

FOR: PB#11-14

### PERTIES

### RT, SUITE 3

Escrow  
8/19/11 750.00  
1/13/12 7500.00  
8250.00

Expenses 26977.77  
(18727.77)

Amt Over Escrow  
Paid to Closeout 18727.77

Balance \$ -0-

FICE BY:

Direct to Gen'l Fund Plan fee 18727.77  
T&A of 5781 to Gen'l fd " " 8250.00  
26977.77

2360

row

PROVIDENT BANK  
WARWICK, NY 10990

Jun 13, 2013 DATE

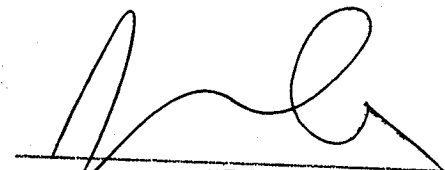
2360  
50-7044/2219

Memo: AMOUNT OVER ESCROW

Eighteen Thousand Seven Hundred Twenty-Seven and 77/100 Dollars \$ \*\*\*\$18,727.77

PAY  
TO THE  
ORDER

TOWN OF NEW WINDSOR  
PLANNING BOARD  
555 UNION AVENUE  
NEW WINDSOR, NY 12553



AUTHORIZED SIGNATURE

002360 221970443 100000837055



J. Gallagher

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: 6/17/13  
**RECREATION FEES**

FOR: PB#11-14

FROM: **WARWICK PROPERTIES**  
**2 LIBERTY COURT, SUITE 3**  
**WARWICK, NY 10990**

Recreation fees  
Parklands fund

CHECK NUMBER: **2361**

AMOUNT: **\$294,000.00**

RECEIVED AT COMPTROLLER'S OFFICE BY:

*J. Gallagher*

PB#11-14 Rec. Fees

**WARWICK PROPERTIES INC**  
2 LIBERTY COURT SUITE 3  
WARWICK, NY 10990

**PROVIDENT BANK**  
WARWICK, NY 10990

Jun 13, 2013 DATE

**2361**  
50-7044/2219

AMOUNT

Memo: RECREATION FEE 84 WORKFORCE UN

\$ \*\*\$294,000.00

Two Hundred Ninety-Four Thousand and 00/100 Dollars

PAY  
TO THE  
ORDER  
OF:

TOWN OF NEW WINDSOR  
PLANNING BOARD  
555 UNION AVENUE  
NEW WINDSOR, NY 12553

*[Signature]*  
AUTHORIZED SIGNATURE

1000000839956

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: 6/17/13  
4% **PUBLIC IMPROVEMENTS**

FOR: PB#11-14

FROM: **WARWICK PROPERTIES**

**2 LIBERTY COURT, SUITE 3**

**WARWICK, NY 10990**

CHECK NUMBER: 2363

AMOUNT: \$54,866.11

Revenue Not Escrow

Key Bank Convent  
Gen'l fund  
Initial Review fee (Eng)  
2/4% fees

A. 1289.3620

RECEIVED AT COMPTROLLER'S OFFICE BY:

J. L. Lennigan

DATE \_\_\_\_\_

PB# 11-14 4% Public Improvements

**WARWICK PROPERTIES INC**  
2 LIBERTY COURT SUITE 3  
WARWICK, NY 10990

**PROVIDENT BANK**  
**WARWICK, NY 10990**

WARWICK, NY 10990 Jun 13, 2013 DATE

2363  
50-7044/221

AMOUNT

Memo: 4% PUBLIC IMPROVEMENTS

\$ \*\*\*\$54,866.11

Fifty-Four Thousand Eight Hundred Sixty-Six and 11/100 Dollars

PAY  
TO THE  
ORDER  
OF:

TOWN OF NEW WINDSOR  
PLANNING BOARD  
555 UNION AVENUE  
NEW WINDSOR, NY 12553

AUTHORIZED SIGNATURE

...הנהגתו בפרטיותו

J. Gallagher

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: 6/17/13  
2% PRIVATE IMPROVEMENTS

FOR: PB#11-14

FROM: WARWICK PROPERTIES  
2 LIBERTY COURT, SUITE 3  
WARWICK, NY 10990

Revenue not Escrow

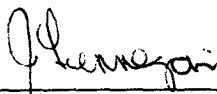
Key Bank Concernt  
Gen'l fund  
Initial Review fee (Eng)  
2/4% fee's

CHECK NUMBER: 2362

AMOUNT: \$53,544.42

A.1289.3620

RECEIVED AT COMPTROLLER'S OFFICE BY:



**PB#11-14 2% Private Improvements**

**WARWICK PROPERTIES INC**  
2 LIBERTY COURT SUITE 3  
WARWICK, NY 10990

PROVIDENT BANK  
WARWICK, NY 10990

Jun 13, 2013 DATE

**2362**  
50-7044/2219

AMOUNT

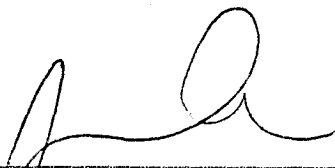
Memo: 2% PRIVATE IMPROVEMENTS

\$ \*\*\*\$53,544.42

Fifty-Three Thousand Five Hundred Forty-Four and 42/100 Dollars

PAY  
TO THE  
ORDER  
OF

TOWN OF NEW WINDSOR  
PLANNING BOARD  
555 UNION AVENUE  
NEW WINDSOR, NY 12553



AUTHORIZED SIGNATURE

⑈002362⑈ ⑆221970443⑆ 100000832956⑈

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

See  
Jew  
copy to keep

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: 6/17/13  
**AMOUNT OVER ESCROW**

FOR: PB#11-14

Close out

FROM: **WARWICK PROPERTIES**  
**2 LIBERTY COURT, SUITE 3**  
**WARWICK, NY 10990**

Escrow  
8/19/11 750.<sup>00</sup>  
1/13/12 7500.<sup>00</sup>  
8250.<sup>00</sup>

CHECK NUMBER: 2360

Expenses 26977.77  
(18727.77)

AMOUNT: **\$18727.77**

Amount Escrow  
Paid to Closeout 18727.77

RECEIVED AT COMPTROLLER'S OFFICE BY:

Balance \$ -0-

J. Keeneyan 6/24/13

Direct to Gen'l Fund Photo fee 18727.77  
Tack to Gen'l fd " 8250.<sup>00</sup>  
26977.77

PB# 11-14 Amount over Escrow

**WARWICK PROPERTIES INC**  
2 LIBERTY COURT SUITE 3  
WARWICK, NY 10990

PROVIDENT BANK  
WARWICK, NY 10990

Jun 13, 2013 DATE

2360  
50-7044/2219

AMOUNT

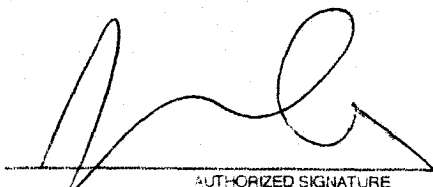
Memo: AMOUNT OVER ESCROW

\$ \*\*\*\$18,727.77

Eighteen Thousand Seven Hundred Twenty-Seven and 77/100 Dollars

PAY  
TO THE  
ORDER  
OF:

TOWN OF NEW WINDSOR  
PLANNING BOARD  
555 UNION AVENUE  
NEW WINDSOR, NY 12553

  
AUTHORIZED SIGNATURE

⑈002360⑈ ⑆221970443⑆ 100000832956⑈



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 AIRPORT CENTER DRIVE  
SUITE 202  
NEW WINDSOR, NEW YORK  
12553  
(845) 567-3100  
FAX: (845) 567-3232

E-MAIL: [MHENY@MHEPC.COM](mailto:MHENY@MHEPC.COM)  
WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** TEMPLE HILL APARTMENTS TOTALLY AFFORDABLE SENIOR CITIZEN  
AND WORKFORCE HOUSING SITE PLAN  
(WARWICK PROPERTIES LLC)  
**PROJECT LOCATION:** OFF TEMPLE HILL RD (NYS ROUTE 300)  
SECTION 35 – BLOCK 1 – LOT 28  
**PROJECT NUMBER:** 11-14  
**DATE:** 9 JANUARY 2013  
**CONSULTANT:** PIETRZAK & PFAU ENGINEERING & SURVEYING  
**PLAN DATE:** PLANS REVISED 10-25-12  
**DESCRIPTION:** THE APPLICATION PROPOSES A 272-UNIT MULTI-FAMILY RESIDENTIAL  
DEVELOPMENT (186 TOTALLY-AFFORDABLE SENIOR CITIZEN HOUSING  
UNITS + 84 WORKFORCE HOUSING UNITS + 2 CARETAKER  
APARTMENTS) ON A TOTAL OF 19.5 +/- ACRES. THE PLAN WAS  
PREVIOUSLY REVIEWED AT THE 14 SEPT 2011, 9 NOV 2011, 8 AUG 2012,  
10 OCT 2012, 24 OCT 2012, 14 NOV 2012 AND 12 DEC 2012 PLANNING  
BOARD MEETINGS.

1. The project is located in the R-5 zoning district of the Town and the Historic Corridor. The proposed Totally Affordable Senior Housing and Workforce Housing are permitted per the respective overlay districts. Both uses have been referred to the Town Board for the required Special Permits. A Negative Declaration was adopted by the Planning Board at the November 14<sup>th</sup> meeting. It is our understanding the Town Board has issued the required Special Permit.
2. As noted in the last meeting review, only a couple very minor corrections are needed on the final plans submitted for stamp of approval. We ask that this be a condition of any approval, in addition to the normal site improvement estimate, payment of fees, and other conditions the Board may require.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st  
NW11-14-09Jan2013.doc

**REGIONAL OFFICES**

- 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
- 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



# **PIETRZAK & PFAU**

ENGINEERING & SURVEYING, PLLC

May 7, 2013

Genaro Argenio, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Re: Temple Hill  
P.B. Tracking No. PA2011-257  
P&P No. 11115.01

Dear Mr. Genaro:

In reference to the above project, attached please find eight (8) copies of the Site Plan for signature. Please notify our office when the plans have been signed, so that we can pick up two (2) copies of the signed plans for our files.

Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Minzi Pan, P.E.

MP/tmp  
attachments  
cc: Jonah Mandelbaum



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

June 6, 2013

ATTN: Josphe Pfau

SUBJECT: 11-14 Temple Hill Apartments - Fees Due

Dear Mr. Pfau:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$ 6,900.00	#2359
Check #2 - Amount Over Escrow .....	\$ 18,727.77	#2360
Check #3 - Recreation Fee 84 Workforce units @ \$3500. \$	294,000.00	#2361
Check #4 - 2% Private Improvements.....	\$ 53,544.42	#2362
Check # 5 - 4% Public Improvements.....	\$ 54,866.11	#2363

Upon receipt of these checks, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Nicole T. Peleshuck, Secretary To The  
NEW WINDSOR PLANNING BOARD

NTP

PLANNING BOARD  
TOWN OF NEW WINDSOR

PRINTED ON: 06/17/13

PAGE: 1

FINANCIAL TRANSACTIONS **OF PLANNING BOARD** -AMT-PAID  
FROM: 06/17/13 TO: 06/17/13

TYPE	APPL-NO	--DATE--	DESCRIPTION-----	AMOUNT
4	11-14	06/17/13	PAID WITH CK # 2362	53544.42
4	11-14	06/17/13	PAID WITH CK # 2363	54866.11
E	11-14	06/17/13	PAID WITH CK # 2360	18727.77
R	11-14	06/17/13	PAID WITH CK# 2361	294000.00
Z	11-14	06/17/13	PAID WITH CK # 2359	6900.00
				-----
			TOTAL:	428038.30



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/17/13

PAGE: 2

FINANCIAL TRANSACTIONS - RECAP **OF PLANNING BOARD** -AMT-PAID  
FROM: 06/17/13 TO: 06/17/13

TOTAL	DESCRIPTION	TYPE
0.00	OTHER	S
18727.77	ESCROW	E
0.00	APPLICATION	A
0.00	MOBILE HOME PAR	M
0.00	PERFORMANCE BND	P
294000.00	RECREATION	R
6900.00	APPROVAL	Z
0.00	SITE PLAN BOND	S
108410.53	4% FEE <i>&amp; 2% fee</i>	4
0.00	OTHER	O
0.00	MAJOR SUB FINAL	?
0.00		municipadd
=====		
428038.30		

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: 6/17/13  
**APPROVAL FEE**

FOR: PB#**11-14**

FROM: **WARWICK PROPERTIES**  
**2 LIBERTY COURT, SUITE 3**  
**WARWICK, NY 10990**

CHECK NUMBER: **2359**

AMOUNT: **\$6,900.00**

RECEIVED AT TOWN CLERKS OFFICE BY:

---

NAME

DATE

PLEASE RETURN SIGNED COPY OR A RECEIPT TO JEN FOR FILING

THANK YOU

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: 6/17/13  
**AMOUNT OVER ESCROW**

FOR: PB#**11-14**

FROM: **WARWICK PROPERTIES**  
**2 LIBERTY COURT, SUITE 3**  
**WARWICK, NY 10990**

CHECK NUMBER: **2360**

AMOUNT: **\$18727.77**

RECEIVED AT COMPTROLLER'S OFFICE BY:

---

NAME

DATE

PLEASE RETURN SIGNED COPY TO JEN FOR FILING

THANK YOU

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: 6/17/13  
**RECREATION FEES**

FOR: PB#**11-14**

FROM: **WARWICK PROPERTIES**  
**2 LIBERTY COURT, SUITE 3**  
**WARWICK, NY 10990**

CHECK NUMBER: **2361**

AMOUNT: **\$294,000.00**

RECEIVED AT COMPTROLLER'S OFFICE BY:

---

NAME	DATE
------	------

PLEASE RETURN SIGNED COPY TO JEN FOR FILING

THANK YOU

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: 6/17/13  
**2% PRIVATE IMPROVEMENTS**

FOR: PB#**11-14**

FROM: **WARWICK PROPERTIES**  
**2 LIBERTY COURT, SUITE 3**  
**WARWICK, NY 10990**

CHECK NUMBER: **2362**

AMOUNT: **\$53,544.42**

RECEIVED AT COMPTROLLER'S OFFICE BY:

---

NAME	DATE
------	------

PLEASE RETURN SIGNED COPY TO JEN FOR FILING

THANK YOU

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: 6/17/13  
**4% PUBLIC IMPROVEMENTS**

FOR: PB#**11-14**

FROM: **WARWICK PROPERTIES**  
**2 LIBERTY COURT, SUITE 3**  
**WARWICK, NY 10990**

CHECK NUMBER: **2363**

AMOUNT: **\$54,866.11**

RECEIVED AT COMPTROLLER'S OFFICE BY:

---

NAME

DATE

PLEASE RETURN SIGNED COPY TO JEN FOR FILING

THANK YOU

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/30/2013

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS

APPLICANT: WARWICK PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/19/2011	ESCROW REC CK# 8134	PAID		750.00	
09/14/2011	PB MINUTES	CHG	63.00		
11/09/2011	PB MINUTES 5 PAGES	CHG	35.00		
01/13/2012	REC CK# 1346 "TRAFFIC STU	PAID		7500.00	
03/21/2012	TRAFFIC STUDY BILL (COLLI	CHG	7640.00		
08/08/2012	PB MINUTES	CHG	14.00		
10/10/2012	PB MINUTES	CHG	98.00		
10/24/2012	PUBLIC HEARING MINUTES	CHG	245.00		
10/24/2012	PH NOTICE	CHG	13.87		
11/14/2012	PB MEETING	CHG	147.00		
12/12/2012	PB MINUTES	CHG	77.00		
01/09/2013	PB MINUTES	CHG	56.00		
05/20/2013	ENGINEER FEE'S	CHG	10282.40		
05/20/2013	ATTNY FEE'S	CHG	8306.50		
			-----	-----	-----
		TOTAL:	26977.77	8250.00	18727.77

Date	Entry #	Received From/Paid To Explanation	Chq# Rec#	ALL DATES General		Fees	Bld Inv#	Trust Activity		
				Rcpts	Disbs			Rcpts	Disbs	Balance
12132A Town of New Windsor										
6399014 TEMPLE HILL APARTMENTS SITE PLAN and SUP // P										
Resp Lawyer: DRC										
Aug 31/2011	443487	Lawyer: DRC 1.00 Hrs X 185.00 REVIEW APPLICATION AND PLANS				185.00	22285			
Sep 14/2011	445814	Lawyer: DRC 0.50 Hrs X 185.00 ATTEND AT PLANNING BOARD MEETING				92.50	22540			
Sep 14/2011	445813	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW M. EDSALL'S COMMENTS				46.25	22540			
Sep 30/2011	451365	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. EDSALL				46.25	22540			
Sep 30/2011	451364	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. BLYTHE				46.25	22540			
Sep 30/2011	451363	Lawyer: DRC 0.25 Hrs X 185.00 RESEARCH TOWN CODE ISSUES				46.25	22540			
Nov 7/2011	461043	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW M. EDSALL'S COMMENTS				46.25	23211			
Nov 7/2011	461042	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW REVISED PLANS				46.25	23211			
Nov 8/2011	462266	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON A TELECONFERENCE WITH M. BLYTHE AND REVIEWING RELATED CORRESPONDENCE				46.25	23211			
Nov 9/2011	462313	Lawyer: DRC 0.50 Hrs X 185.00 ATTEND PLANNING BOARD MEETING				92.50	23211			
Dec 18/2011	471458	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW CORRESPONDENCE FROM PIPC AND RELATED MEMOS AND EMAILS				46.25	23447			
Mar 14/2012	493028	Lawyer: DRC 0.50 Hrs X 185.00 REVIEW P. GREALY'S TRAFFIC REPORT				92.50	24413			
Apr 25/2012	503411	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	24711			
May 24/2012	510795	Lawyer: DRC 0.00 Hrs X 185.00 TELEPHONE CONFERENCE WITH J. PFAU				0.00	25046			
May 24/2012	510794	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW CORRESPONDENCE FROM M. BLYTHE				46.25	25046			
May 24/2012	510793	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	25046			
May 30/2012	513533	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT REVIEWING AND RESPONDING TO EMAILS				46.25	25046			
Jun 1/2012	513816	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	25359			
Jun 2/2012	518549	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON RELATED EMAILS				46.25	25359			
Jun 2/2012	518548	Lawyer: DRC 0.25 Hrs X 185.00 ATTEND AT MEETING WITH G. GREEN				46.25	25359			
Jun 2/2012	518547	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH J. ARGONIO				46.25	25359			
Jun 2/2012	518546	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH J. PFAU				46.25	25359			
Jun 2/2012	518545	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW REDLINED ZONING AMENDMENTS				46.25	25359			
Jun 7/2012	517172	Lawyer: DRC 0.50 Hrs X 185.00 ATTEND AT MEETING WITH G. GREEN AND D. MCGOEY				92.50	25359			
Jun 13/2012	517253	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. BLYTHE				46.25	25359			
Jun 20/2012	518393	Lawyer: DRC 0.25 Hrs X 185.00 ATTEND AT MEETING WITH J. MANDELBAUM AND J. PFAU				46.25	25359			
Jul 26/2012	527426	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. BLYTHE				46.25	25745			
Jul 31/2012	528609	Lawyer: DRC 1.00 Hrs X 185.00 REVIEW REVISED PLANS AND EAP				185.00	25745			
Jul 31/2012	528608	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH J. ARGONIO				46.25	25745			
Aug 6/2012	531233	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT REVIEWING AND RESPONDING TO EMAILS				46.25	26050			
Aug 8/2012	531390	Lawyer: DRC 0.25 Hrs X 185.00 ATTEND AT PLANNING BOARD MEETING				46.25	26050			
Aug 8/2012	531389	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW REVISED PLANS				46.25	26050			
Aug 8/2012	531388	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW M. EDSALL'S COMMENTS				46.25	26050			

Resp Lawyer: DRC



Date		Received From/Paid To	Chq#	ALL DATES		Fees	Bld Inv#	Trust Activity		
Entry #	Explanation	Rec#	General	Disbs	Acc			Rcpts	Disbs	Balance
Sep 5/2012	547240	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. BLYTHE				46.25	26246			
Sep 5/2012	547239	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH J. ARGENIO				46.25	26246			
Sep 5/2012	547238	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON RELATED E-MAILS				46.25	26246			
Sep 10/2012	538415	Lawyer: DRC 0.10 Hrs X 185.00 TELEPHONE CONFERENCE WITH J. ARGENIO				18.50	26246			
Sep 10/2012	538414	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26246			
Sep 12/2012	547241	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW CORRESPONDENCE FROM OPRHP				46.25	26246			
Sep 13/2012	547244	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH J. ARGENIO				46.25	26246			
Sep 13/2012	547243	Lawyer: DRC 0.50 Hrs X 185.00 AGGREGATE TIME SPENT REVIEWING AND REVISING THE SCHEDULING EMAIL				92.50	26246			
Sep 13/2012	547242	Lawyer: DRC 0.10 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. BLYTHE				18.50	26246			
Sep 14/2012	539586	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON RELATED E-MAILS				46.25	26246			
Sep 14/2012	539585	Lawyer: DRC 0.10 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. BLYTHE				18.50	26246			
Sep 17/2012	539615	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT RESEARCHING STATUS OF REFERRALS				46.25	26246			
Sep 17/2012	539614	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M BLYTHE				46.25	26246			
Oct 5/2012	545185	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Oct 9/2012	546284	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Oct 9/2012	546283	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	26612			
Oct 10/2012	546454	Lawyer: DRC 0.50 Hrs X 185.00 ATTEND AT PLANNING BOARD MEETING				92.50	26612			
Oct 10/2012	546445	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH J. PFAU				46.25	26612			
Oct 10/2012	546444	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Oct 10/2012	546443	Lawyer: DRC 0.10 Hrs X 185.00 REVIEW M. EDSALL'S COMMENTS				18.50	26612			
Oct 10/2012	546428	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Oct 18/2012	547717	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH J. ARGENIO				46.25	26612			
Oct 18/2012	547716	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON RELATED EMAILS				46.25	26612			
Oct 18/2012	547715	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Oct 21/2012	548426	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON RELATED EMAILS				46.25	26612			
Oct 21/2012	548425	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW M. EDSALL'S COMMENTS				46.25	26612			
Oct 24/2012	549101	Lawyer: DRC 1.25 Hrs X 185.00 ATTEND AT PLANNING MEETING				231.25	26612			
Oct 24/2012	549100	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW M. EDSALL'S COMMENTS				46.25	26612			
Oct 25/2012	550048	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Oct 25/2012	550047	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. BLYTHE AND G. GREEN				46.25	26612			
Oct 26/2012	550066	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Nov 3/2012	552070	Lawyer: DRC 0.75 Hrs X 185.00 REVIEW REVISED PLANS				138.75	26852			
Nov 5/2012		Lawyer: DRC 0.25 Hrs X 185.00								

Date	Received From/Paid To	Chq#	General	Bld	Trust Activity	
Entry #	Explanation	Rec#	Rcpts Disbs	Inv# Acc	Rcpts Disbs Balance	
552653	TELEPHONE CONFERENCE WITH M. EDSALL			46.25 26852		
Nov 8/2012	Lawyer: DRC 0.25 Hrs X 185.00					
553609	REVIEW OCPD'S 230 REPORT			46.25 26852		
Nov 8/2012	Lawyer: DRC 0.25 Hrs X 185.00					
553599	REVIEW RELATED CORRESPONDENCE			46.25 26852		
Nov 8/2012	Lawyer: DRC 0.25 Hrs X 185.00					
553598	TELEPHONE CONFERENCE WITH J. ARGENIO			46.25 26852		
Nov 8/2012	Lawyer: DRC 0.25 Hrs X 185.00					
553597	TELEPHONE CONFERENCE WITH M. EDSALL			46.25 26852		
Nov 8/2012	Lawyer: DRC 0.25 Hrs X 185.00					
553596	TELEPHONE CONFERENCE WITH G. GREEN			46.25 26852		
Nov 8/2012	Lawyer: DRC 0.50 Hrs X 185.00					
553595	AGGREGATE TIME SPENT REVIEWING & COMMENTING ON THE OPEN ISSUES			92.50 26852		
Nov 9/2012	Lawyer: DRC 0.25 Hrs X 185.00					
554143	AGGREGATE TIME SPENT ON VARIOUS EMAILS			46.25 26852		
Nov 14/2012	Lawyer: DRC 0.10 Hrs X 185.00					
555240	REVIEW CORRESPONDENCE FROM OPRHP			18.50 26852		
Nov 14/2012	Lawyer: DRC 0.25 Hrs X 185.00					
555239	REVIEW P. GREALLY'S COMMENTS			46.25 26852		
Nov 14/2012	Lawyer: DRC 0.25 Hrs X 185.00					
555231	TELEPHONE CONFERENCE WITH M. EDSALL			46.25 26852		
Nov 14/2012	Lawyer: DRC 0.75 Hrs X 185.00					
555230	ATTEND AT PLANNING BOARD MEETING			138.75 26852		
Nov 14/2012	Lawyer: DRC 0.25 Hrs X 185.00					
555229	REVIEW M. EDSALL'S COMMENTS			46.25 26852		
Nov 15/2012	Lawyer: TMP 0.50 Hrs X 185.00					
556540	PREPARE BACKGROUND FOR NEG DEC AND RESOLUTION ADOPTING NEG DEC			92.50 26852		
Nov 16/2012	Lawyer: DRC 0.25 Hrs X 185.00					
557447	AGGREGATE TIME SPENT ON VARIOUS EMAILS			46.25 26852		
Nov 16/2012	Lawyer: TMP 1.00 Hrs X 185.00					
556062	PREPARE NEG DEC AND RESOLUTION ADOPTING NEG DEC (TEMPLE HILL)			185.00 26852		
Nov 19/2012	Lawyer: TMP 3.00 Hrs X 185.00					
557200	AGGREGATE TIME SPENT ON NEG DEC AND RESOLUTION ADOPTING NEG DEC FOR TEMPLE HILL			555.00 26852		
Nov 20/2012	Lawyer: TMP 0.70 Hrs X 185.00					
557212	REVISE NEG DEC/ RESOLUTION ADOPTING NEG DEC			129.50 26852		
Nov 20/2012	Lawyer: TMP 0.10 Hrs X 185.00					
557211	TELEPHONE CONFERENCE WITH NICOLE ( NEW WINDSOR)			18.50 26852		
	RE: NOVEMBER MINUTES					
Nov 24/2012	Lawyer: DRC 0.25 Hrs X 185.00					
557495	REVIEW CORRESPONDENCE FROM NYSDEC			46.25 26852		
Nov 26/2012	Lawyer: DRC 0.25 Hrs X 185.00					
558565	TELEPHONE CONFERENCE WITH G. GREEN			46.25 26852		
Nov 26/2012	Lawyer: DRC 0.25 Hrs X 185.00					
558564	TELEPHONE CONFERENCE WITH J. ARGENIO			46.25 26852		
Nov 28/2012	Lawyer: DRC 0.50 Hrs X 185.00					
558541	TELEPHONE CONFERENCE WITH M. BLYTHE			92.50 26852		
Dec 1/2012	Lawyer: DRC 0.50 Hrs X 185.00					
560147	AGGREGATE TIME SPENT REVIEWING AND REVISING THE DRAFT NEG DEC			92.50 27098		
Dec 3/2012	Lawyer: DRC 0.25 Hrs X 185.00					
560153	TELEPHONE CONFERENCE WITH M. BLYTHE			46.25 27098		
Dec 3/2012	Lawyer: DRC 0.25 Hrs X 185.00					
560152	AGGREGATE TIME SPENT ON VARIOUS EMAILS			46.25 27098		
Dec 4/2012	Lawyer: DRC 0.25 Hrs X 185.00					
560639	AGGREGATE TIME SPENT ON RELATED EMAILS			46.25 27098		
Dec 4/2012	Lawyer: DRC 0.50 Hrs X 185.00					
560638	PREPARE THE PLANNING BOARD'S REPORT RESOLUTION			92.50 27098		
Dec 4/2012	Lawyer: DRC 0.25 Hrs X 185.00					
560637	TELEPHONE CONFERENCE WITH J. ARGENIO			46.25 27098		
Dec 11/2012	Lawyer: DRC 0.25 Hrs X 185.00					
561696	REVIEW NYS DOT COMMENTS			46.25 27098		
Dec 11/2012	Lawyer: DRC 0.25 Hrs X 185.00					
561695	REVIEW M EDSALL'S COMMENTS			46.25 27098		
Dec 11/2012	Lawyer: DRC 0.25 Hrs X 185.00					
561694	AGGREGATE TIME SPENT ON VARIOUS EMAILS			46.25 27098		
Dec 12/2012	Lawyer: DRC 0.50 Hrs X 185.00					
562746	ATTEND AT MEETING			92.50 27098		

Date Entry #	Received From/Paid To Explanation	Chg# Rec#	ALL DATES General		Fees	Bld Inv#	Trust Activity		Balance
			Rcpts	Disbs			Rcpts	Disbs	
Dec 12/2012 562319	Lawyer: TMP 1.50 Hrs X 185.00 PREPARE TWO (2) DRAFTS OF TOWN BOARD RESOLUTION APPROVING SUP FOR TEMPLE HILL				277.50	27098			
Dec 13/2012 562765	Lawyer: DRC 1.00 Hrs X 185.00 PREPARE FINAL SUP APPROVAL RESOLUTION				185.00	27098			
Dec 13/2012 562764	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. BLYTHE				46.25	27098			
Dec 17/2012 563334	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	27098			
Jan 4/2013 567006	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	27422			
Jan 5/2013 567015	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	27422			
Jan 5/2013 567014	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW M. EDSALL'S COMMENTS				46.25	27422			
Jan 7/2013 567458	Lawyer: TMP 1.00 Hrs X 185.00 PREPARE RESOLUTION GRANTING SITE PLAN APPROVAL				185.00	27422			
Jan 7/2013 567457	Lawyer: TMP 0.20 Hrs X 185.00 TELEPHONE CONFERENCE WITH OCPD RE: RESPONSE DATE ( 239-M)				37.00	27422			
Jan 7/2013 567441	Lawyer: DRC 0.50 Hrs X 185.00 ATTEND AT MEETING WITH M EDSALL				92.50	27422			
Jan 7/2013 567440	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M BLYTHE				46.25	27422			
Jan 9/2013 567876	Lawyer: DRC 0.50 Hrs X 185.00 ATTEND AT PLANNING BOARD MEETING				92.50	27422			
Jan 9/2013 567702	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M BLYTHE				46.25	27422			
Jan 9/2013 567701	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	27422			
Jan 11/2013 569011	Lawyer: TMP 0.30 Hrs X 185.00 PREPARE REVISED RESOLUTION FOR TEMPLE HILL				55.50	27422			
Jan 11/2013 569010	Lawyer: TMP 0.10 Hrs X 185.00 TELEPHONE CONFERENCE WITH NICOLE RE: MARK'S COMMENTS				18.50	27422			
Jan 14/2013 568977	Lawyer: TMP 0.50 Hrs X 185.00 REVIEW PREVIOUS MEETING MINUTES, NOTES AND REVISED RESOLUTION WITH CONDITIONS				92.50	27422			
Jan 14/2013 568822	Lawyer: DRC 0.50 Hrs X 185.00 AGGREGATE TIME SPENT FINALIZING THE SITE PLAN APPROVAL RESOLUTION				92.50	27422			
Jan 15/2013 569329	Lawyer: DRC 0.50 Hrs X 185.00 REVIEW REVISED PLANS				92.50	27422			
Feb 7/2013 575100	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON RELATED EMAILS				46.25	27743			
Feb 7/2013 575099	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH COUNSEL FROM J. MANDELBAUM				46.25	27743			
Feb 12/2013 576475	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS E-MAILS				46.25	27743			
Feb 26/2013 579256	Lawyer: DRC 0.50 Hrs X 185.00 REVIEW OUTSIDE USER AGREEMENT				92.50	27743			
Feb 26/2013 579255	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	27743			
Feb 27/2013 580252	Lawyer: DRC 0.50 Hrs X 185.00 AGGREGATE TIME SPENT REVIEWING AND REVISING THE DRAFT OUTSIDE USER AGREEMENT				92.50	27743			
Mar 18/2013 584517	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS E-MAILS				46.25	27947			
Mar 21/2013 585476	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS E-MAILS				46.25	27947			
TOTALS PERIOD	CHE 0.00 + RECOV 0.00 + FEES 0.00 = TOTAL 0.00				DISB 0.00 + FEES 8306.50	TAX 0.00 - RECEIPTS 0.00			BALANCES = A/R 8306.50 TRUST 0.00

REPORT SELECTIONS - Client Ledger  
Layout Template  
Advanced Search Filter  
Requested by  
Finished

Default  
None  
Jennifer Schneider  
Thursday, May 30, 2013 at 09:57:20 AM

Date		Received From/Paid To	Chq#	ALL DATES		Bld		Trust		Activity	
Entry #	Explanation		Rec#	General	Disbs	Fees	Inv#	Acc	Rcpts	Disbs	Balance
Ver			12.0 SP1 (12.0.20120815)								
Matters			6399014								
Clients			All								
Major Clients			All								
Client Intro Lawyer			All								
Matter Intro Lawyer			All								
Responsible Lawyer			All								
Assigned Lawyer			All								
Type of Law			All								
Select From			Active, Inactive Matters								
Matters Sort by			Default								
New Page for Each Lawyer			No								
New Page for Each Matter			No								
No Activity Date			Dec/31/2199								
Firm Totals Only			No								
Totals Only			No								
Entries Shown - Billed Only			No								
Entries Shown - Disbursements			Yes								
Entries Shown - Receipts			Yes								
Entries Shown - Time or Fees			Yes								
Entries Shown - Trust			Yes								
Incl. Matters with Retainer Bal			No								
Incl. Matters with Neg Unbld Disb			No								
Trust Account			All								
Working Lawyer			All								
Include Corrected Entries			No								
Show Check # on Paid Payables			No								
Show Client Address			No								
Consolidate Payments			No								
Show Trust Summary by Account			No								
Show Interest			Yes								
Interest Up To			May/30/2013								
Show Invoices that Payments Were Applied to			No								
Display Entries in			Date Order								

Printed from

Register

Checks not cashed

LIN LIN LONG (HAPPY INTERNET CAFE)

ZB # 12-15 \$ 292.55

CK dtd 9/20/12

XCEL FINE HOME BLDGS CORP

ZB # 12-29 CK dtd 9/20/12 \$ 49.18

ZB # 12-35 " " 12/27/12 \$ 85.15



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
REGION 8  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, NEW YORK 12603  
www.dot.ny.gov

WILLIAM J. BORTON, P.E.  
ACTING REGIONAL DIRECTOR

JOAN McDONALD  
COMMISSIONER

July 12, 2013

Minzi Pan, P.E.  
PIETZRAK & PFAU, PLLC  
205 Greenwich Avenue, Suite A  
Goshen, NY 10924

RE: PIN AW08.06.70M, TEMPLE HILL APARTMENTS  
ROUTE 300  
TOWN OF NEW WINDSOR, ORANGE COUNTY

Dear Ms. Pan:

We have reviewed the submission dated June 25, 2013 and find the project plans acceptable for permitting. Please submit the following administrative requirements in one complete package with your request for permit issue. All submissions must be in paper and PDF as noted below.

1. Permit Documents must be completed with no blank entries. The original, signed, and dated documents are required. Print the name of the person authorized to bind the applicant on each document requiring a signature. Please also date each signature.
2. 5 sets of plans in paper (and PDF).
3. Perm 17 Certificate of Insurance for Highway Work Permits. Owner and contractor as co-applicants must each submit a Perm 17. The actual underwriting policy must be submitted along with the PERM 17 forms.
4. Perm 33 Highway Work Permit Application for Non-Utility Work.
5. Perm 32 Utility Permit Application.
6. Perm 36 Attachment to Highway Work Permit (Consultant Inspection Attachment).
7. Perm 44 Surety Bond in applicant's name.
8. Perm 50 Inspection and/or Supervision Payment Agreement.
9. Perm 55 Special Conditions for Commercial-Major Non-Utility Highway Work Permits (applicable for projects with estimated costs of \$250,000 or greater).
10. NYSDOT approved Highway Safety Investigation for record (Reference Markers 300 83021103 thru 300 83021107).
11. Future submissions shall be electronic (PDF) with one paper copy to both of the following:

Highway Work Permit Coordinator	Permit Engineer
NYS Dept. of Transportation	NYS Dept. of Transportation
4 Burnett Blvd.	112 Dickson Street
Poughkeepsie, NY 12603	Newburgh, NY 12550

If you have any questions please feel free to contact me.

Very truly yours,



Michael Sassi, P.E.  
Regional Permit Coordinator

cc: Town of New Windsor Planning Board  
Orange County Planning Dept.  
Siby Zachariah-Carbone, Permit Engineer, Res. 8-4

Scanned  
to Mark E

Dom 7/23/13



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
REGION 8  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, NEW YORK 12603  
www.dot.ny.gov

6/11/13 Scanned to  
Dom & Mark  
**RECEIVED**  
JUN 10 2013  
**BUILDING DEPARTMENT**

WILLIAM J. GORTON, P.E.  
ACTING REGIONAL DIRECTOR

JOAN McDONALD  
COMMISSIONER

June 7, 2013

Minzi Pan, P.E.  
PIETZRAK & PFAU, PLLC  
205 Greenwich Avenue, Suite A  
Goshen, NY 10924

**RE: PIN AW08.06.70M, TEMPLE HILL APARTMENTS  
ROUTE 300  
TOWN OF NEW WINDSOR, ORANGE COUNTY**

Dear Ms. Pan:

We have reviewed the submission dated May 6, 2013 and find the project plans sufficiently advanced to begin review of detailed construction plans for the purposes of permitting. When developing the project construction plans it is important to also address the following guidance.

1. Show the limits of resurfacing and pavement details.
2. Include highway sections showing any change points, turn lanes, edge of pavement, drainage, ditch lines, etc.
3. Include detailed drainage plans including any required under-drain.
4. Include all related standard NYSDOT detail references.
5. Coordinate plan sheets and detail sheets. Detail references must be called out on plan sheets.
6. Requirements for administrative permitting forms and submissions will be forwarded under separate cover.
7. The applicant's resubmission should include enumerated comments noting sheet, date, detail no., etc. Each revision is to be clouded (or otherwise called out) with a revision number.
8. Future submissions shall be electronic (PDF) with one paper copy to both of the following:

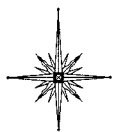
Highway Work Permit Coordinator	Permit Engineer
NYS Dept. of Transportation	NYS Dept. of Transportation
4 Burnett Blvd.	112 Dickson Street
Poughkeepsie, NY 12603	Newburgh, NY 12550

If you have any questions please feel free to contact me.

Very truly yours,

Michael Sassi, P.E.  
Regional Highway Work Permit Coordinator

cc: Town of New Windsor Planning Board  
Orange County Planning Dept.  
Siby Zachariah-Carbone, Permit Engineer Res. 8-4



# PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

188  
84  
272

October 25, 2012

Genaro Argenio, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Re: Temple Hill Apartments  
Tracking No. PA2011-257  
P&P No. 11115.01

Dear Mr. Argenio: ✓

In reference to the above project, enclosed please find eight (8) copies of the revised site plan. Revisions have been made in accordance with the Public Hearing of October 24, 2012.

Please place this item on the November 14, 2012 Planning Board agenda. Should you have any questions or require anything further, please do not hesitate to contact our office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Travis B. Ewald, P.E.

TBE/tmp  
encs.  
cc: J. Mandelbaum

11115 pb submission ltr 2012-10-25

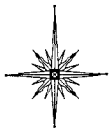
☐ 262 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(845) 294-0606 • FAX (845) 294-0610

11-141

2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(845) 796-4646 • FAX (845) 796-4092

RECEIVED OCT 25 2012





# **PIETRZAK & PFAU**

ENGINEERING & SURVEYING, PLLC

October 25, 2012

Genaro Argenio, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Re: Temple Hill Apartments  
Tracking No. PA2011-257  
P&P No. 11115.01

Dear Mr. Argenio:

In reference to the above project, enclosed please find eight (8) copies of the revised site plan. Revisions have been made in accordance with the Public Hearing of October 24, 2012.

Please place this item on the November 14, 2012 Planning Board agenda. Should you have any questions or require anything further, please do not hesitate to contact our office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Travis B. Ewald, P.E.

TBE/tmp  
encs.  
cc: J. Mandelbaum

11115 pb submission ltr 2012-10-25

☐ 262 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(845) 294-0606 • FAX (845) 294-0610

☐ 2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(845) 796-4646 • FAX (845) 796-4092

**11-14**

**RECEIVED OCT 25 2012**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

June 6, 2013

ATTN: Josphe Pfau

SUBJECT: 11-14 Temple Hill Apartments - Fees Due

Dear Mr. Pfau:

Please find attached printouts of fees due for subject project.


Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$ 6,900.00
Check #2 - Amount Over Escrow .....	\$ 18,727.77
Check #3 - Recreation Fee 84 Workforce units @ \$3500. \$	294,000.00
Check #4 - 2% Private Improvements.....	\$ 53,544.42
Check # 5 - 4% Public Improvements.....	\$ 54,866.11

Upon receipt of these checks, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

  
Nicole T. Peleshuck, Secretary To The  
NEW WINDSOR PLANNING BOARD

NTP

FAXED: 294-0610 ~ 6/6/13

# Temple Hill APART

## TOWN OF NEW WINDSOR

### SITE PLAN FEES

**SPECIAL PERMIT: (FLAT FEE) \$250.00**

APPLICATION FEE:

\$ 125.00 ✓

ESCROW: (\$750.00 - \$2,000.00)

\$ 750.00 ✓

ADD TRAFFIC Study charge put in Escrow \$ 7500.00 ✓

MULTI-FAMILY FEE:

PLAN REVIEW - MULTI-FAMILY:  
PLUS \$25.00/UNIT

\$ 100.00 (A)

\$ (6,800.00) (B)

TOTAL A & B: \$ 6,900.00

ONLY WORKFORCE: 84 UNIT

RECREATION FEE: (MULTI-FAMILY ONLY)

84 UNITS @ \$3,500.00 PER UNIT  
WORKFORCE

\$ 294,000.00

PERFORMANCE BOND / COST ESTIMATE AMOUNT \$ \_\_\_\_\_

INSPECTION FEE:

2% PRIVATE IMPROVEMENTS \$2,677,220.82 2% → \$ 53,544.42

4% PUBLIC IMPROVEMENTS \$1,371,652.63 4% → \$ 54,866.11

TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: \$ 8,250.00 ✓

P.B. ENGINEER FEE

\$ 10,282.40

P.B. ATTY. FEE

\$ 8,306.50

MINUTES OF MEETING

\$ 735.00

OTHER - PH NOTICE

\$ 13.87

TRAFFIC STUDY

\$ 7640.00

AMOUNT DUE:

\$ 26,977.77

\$ 26,977.77

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/06/2013

PAGE: 1

PLANNING BOARD FINANCIAL DETAIL REPORT

PROJECT NO: 11-14  
PROJECT NAME: TEMPLE HILL APARTMENTS  
OWNER NAME: TEMPLE HILL REALTY, LLC

TYPE	DATE	DESCRIPTION	AMT-CHG	AMT-PAID	BAL-DUE
4	06/06/13	2% OF \$2,677,220.82	53544.42		
4	06/06/13	4% OF \$1,371,652.63	54866.11		
4% FEE TOTAL:					108410.53
A	08/19/11	APPLICATION FEE	125.00		
A	08/19/11	REC CK# 8135		125.00	
APPLICATION TOTAL:					0.00
E	08/19/11	ESCROW REC CK# 8134		750.00	
E	09/14/11	PB MINUTES	63.00		
E	11/09/11	PB MINUTES 5 PAGES	35.00		
E	01/13/12	REC CK# 1346 "TRAFFIC STUDY"		7500.00	
E	03/21/12	TRAFFIC STUDY BILL (COLLINS)	7640.00		
E	08/08/12	PB MINUTES	14.00		
E	10/10/12	PB MINUTES	98.00		
E	10/24/12	PUBLIC HEARING MINUTES	245.00		
E	10/24/12	PH NOTICE	13.87		
E	11/14/12	PB MEETING	147.00		
E	12/12/12	PB MINUTES	77.00		
E	01/09/13	PB MINUTES	56.00		
E	05/20/13	ENGINEER FEE'S	10282.40		
E	05/20/13	ATTNY FEE'S	8306.50		
ESCROW TOTAL:					18727.77
O	08/19/11	SPECIAL PERMIT FEE	250.00		
O	08/19/11	CK # 8135		250.00	
OTHER TOTAL:					0.00
R	06/06/13	84 WORKFORCE UNITS @\$3500.00	294000.00		

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/06/2013

PAGE: 2

PLANNING BOARD FINANCIAL DETAIL REPORT

PROJECT NO: 11-14  
PROJECT NAME: TEMPLE HILL APARTMENTS  
OWNER NAME: TEMPLE HILL REALTY, LLC

TYPE	--DATE--	DESCRIPTION-----	--AMT-CHG	--AMT-PAID	BAL-DUE
RECREATION TOTAL:				<del>13</del>	294000.00
.....					
Z	06/06/13	PLAN REVIEW - MULTI FAMILY	100.00		
Z	06/06/13	PLUS \$25 PER UNIT 272 UNITS	6800.00		
APPROVAL TOTAL:				<del>2</del>	6900.00
.....					
GRAND TOTAL:					=====
					428038.30



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

June 6, 2013

ATTN: Josphe Pfau

SUBJECT: 11-14 Temple Hill Apartments - Fees Due

Dear Mr. Pfau:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 6,900.00
Check #2 – Amount Over Escrow .....	\$ 18,727.77
Check #3 - Recreation Fee 84 Workforce units @ \$3500. \$	294,000.00
Check #4 – 2% Private Improvements.....	\$ 53,544.42
Check # 5 – 4% Public Improvements.....	\$ 54,866.11

Upon receipt of these checks, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

---

Nicole T. Peleshuck, Secretary To The  
NEW WINDSOR PLANNING BOARD

NTP

~ Nicole Peleshuck

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**From:** Frank Wright [frankwright1516@yahoo.com]

**Sent:** Friday, May 31, 2013 9:54 AM

**To:** Nicole Peleshuck

**Subject:** Re: foil

**Attachments:** Letter of Request.doc

Nicole: The attachment is the letter that you requested. I hope it is everything you needed. If there is anything else please e-mail me.

Thank you:

*Frank Wright*

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**From:** Nicole Peleshuck <npeleshuck@town.new-windsor.ny.us>

**To:** "frankwright1516@yahoo.com" <frankwright1516@yahoo.com>

**Sent:** Friday, May 31, 2013 9:38 AM

**Subject:** foil

Please write down the project (Temple Hill Apartments) and what type of information you are looking for. I need your name, address, and phone #.

Thank you,

*Nicole Peleshuck*

Town of New Windsor  
Building Department, Planning, & Zoning Board, Secretary  
555 Union Avenue  
New Windsor, NY 12553  
845 563-4618 Phone & Fax

5/31/2013

To whom it may Concern:

Please E-mail me all the information, on the new Temple Hill Apartments and what process there is to inquire about Renting in this project. If there is a list I would like to be one of the first to sign up. My Information is:

Franklin L. Wright  
Kettle Dr.  
Newburgh, NY  
845-591-2888  
845-926-2570

I would appreciate anything you could forward to me about this new project.

Thank You:

Franklin L. Wright

this



# PLANNING BOARD

TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

Appl No:11-14

File Date:08/19/2011

SEC-BLK-LOT:35-1-28-0

Project Name:TEMPLE HILL APARTMENTS

Type:3

Location: 324 TEMPLE HILL ROAD, NEW WINDSOR, NY 12553

Owner's Name:TEMPLE HILL REALTY, LLC

Phone:

Address:27 WATER WAY, NEWBURGH, NY 12550

Applicant's Name:WARWICK PROPERTIES, LLC

Phone:(845) 986-7012

Address:2 LIBERTY COURT, WARWICK, NY 10990

Preparer's Name:PIETRZAK & PFAU

Phone:(845) 294-0606

Address:262 GREENWICH AVENUE, GOSHEN, NY 10924

Proxy/Attny's Name:

Phone:

Address:

Notify:JOSEPH J. PFAU

FAX:294-0610

Phone:(845) 294-0606

Size:

Acreage

Zoned

Prop-Class

Stage

Status

18.500

R-4

0

0

Printed-on

Schl-Dist

Sewr-Dist

Fire-Dist

Light-Dist

05/31/2013

Appl for:78- WORKFORCE HOUSING UNITS AND 182 TOTALLY AFFORDABLE  
SENIOR CITIZEN HOUSING UNITS.

WORKFORCE BED ROOMS:(1)BR UNIT=63,(2)BR UNIT=12,(3)BR UNIT=3

SENIOR DEC ROOMS:(1)BR UNIT=180,(2)BE SUPERS APTS=2

TOTAL OF 260 UNITS

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

GOOD LUCK!

THIS PROJECT IS ~~THE~~ OWNED BY THE  
SAME OWNERS OF BOTH SENIOR  
HOUSING DEVELOPMENTS IN NEW-  
WINDSOR. AMBER GROVE & NEW WINDSOR  
SENIORS. HERE IS THE # WE GAVE OUT FOR  
AMBER GROVE 561-2688.

Client Ledger											
ALL DATES											
Date	Received From/Paid To	Chq#	----- General -----		Fees	Bld	----- Trust Activity -----				
Entry #	Explanation	Rec#	Rcpts	Disbs		Inv#	Acc	Rcpts	Disbs	Balance	
12132A Town of New Windsor											
6399014 TEMPLE HILL APARTMENTS SITE PLAN and SUP // P											
Resp Lawyer: DRC											
Aug 31/2011	Lawyer: DRC 1.00 Hrs X 185.00				185.00	22285					
443487	REVIEW APPLICATION AND PLANS										
Sep 14/2011	Lawyer: DRC 0.50 Hrs X 185.00										
445814	ATTEND AT PLANNING BOARD MEETING				92.50	22540					
Sep 14/2011	Lawyer: DRC 0.25 Hrs X 185.00										
445813	REVIEW M. EDSALL'S COMMENTS				46.25	22540					
Sep 30/2011	Lawyer: DRC 0.25 Hrs X 185.00										
451365	TELEPHONE CONFERENCE WITH M. EDSALL				46.25	22540					
Sep 30/2011	Lawyer: DRC 0.25 Hrs X 185.00										
451364	TELEPHONE CONFERENCE WITH M. BLYTHE				46.25	22540					
Sep 30/2011	Lawyer: DRC 0.25 Hrs X 185.00										
451363	RESEARCH TOWN CODE ISSUES				46.25	22540					
Nov 7/2011	Lawyer: DRC 0.25 Hrs X 185.00										
461043	REVIEW M. EDSALL'S COMMENTS				46.25	23211					
Nov 7/2011	Lawyer: DRC 0.25 Hrs X 185.00										
461042	REVIEW REVISED PLANS				46.25	23211					
Nov 8/2011	Lawyer: DRC 0.25 Hrs X 185.00										
462266	AGGREGATE TIME SPENT ON A TELECONFERENCE WITH M. BLYTHE AND REVIEWING RELATED CORRESPONDENCE				46.25	23211					
Nov 9/2011	Lawyer: DRC 0.50 Hrs X 185.00										
462313	ATTEND PLANNING BOARD MEETING				92.50	23211					
Dec 18/2011	Lawyer: DRC 0.25 Hrs X 185.00										
471458	REVIEW CORRESPONDENCE FROM PIPC AND RELATED MEMOS AND EMAILS				46.25	23447					
Mar 14/2012	Lawyer: DRC 0.50 Hrs X 185.00										
493028	REVIEW P. GREALY'S TRAFFIC REPORT				92.50	24413					
Apr 25/2012	Lawyer: DRC 0.25 Hrs X 185.00										
503411	AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	24711					
May 24/2012	Lawyer: DRC 0.00 Hrs X 185.00				0.00	25046					
510795	TELEPHONE CONFERENCE WITH J. PFAU										
May 24/2012	Lawyer: DRC 0.25 Hrs X 185.00										
510794	REVIEW CORRESPONDENCE FROM M. BLYTHE				46.25	25046					
May 24/2012	Lawyer: DRC 0.25 Hrs X 185.00										
510793	AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	25046					
May 30/2012	Lawyer: DRC 0.25 Hrs X 185.00										
513533	AGGREGATE TIME SPENT REVIEWING AND RESPONDING TO EMAILS				46.25	25046					
Jun 1/2012	Lawyer: DRC 0.25 Hrs X 185.00										
513816	AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	25359					
Jun 2/2012	Lawyer: DRC 0.25 Hrs X 185.00										
518549	AGGREGATE TIME SPENT ON RELATED EMAILS				46.25	25359					
Jun 2/2012	Lawyer: DRC 0.25 Hrs X 185.00										
518548	ATTEND AT MEETING WITH G. GREEN				46.25	25359					
Jun 2/2012	Lawyer: DRC 0.25 Hrs X 185.00										
518547	TELEPHONE CONFERENCE WITH J. ARGENIO				46.25	25359					
Jun 2/2012	Lawyer: DRC 0.25 Hrs X 185.00										
518546	TELEPHONE CONFERENCE WITH J. PFAU				46.25	25359					
Jun 2/2012	Lawyer: DRC 0.25 Hrs X 185.00										
518545	REVIEW REDLINED ZONING AMENDMENTS				46.25	25359					
Jun 7/2012	Lawyer: DRC 0.50 Hrs X 185.00										
517172	ATTEND AT MEETING WITH G. GREEN AND D. MCGOEY				92.50	25359					
Jun 13/2012	Lawyer: DRC 0.25 Hrs X 185.00										
517253	TELEPHONE CONFERENCE WITH M. BLYTHE				46.25	25359					
Jun 20/2012	Lawyer: DRC 0.25 Hrs X 185.00										
518393	ATTEND AT MEETING WITH J. MANDELBAUM AND J. PFAU				46.25	25359					
Jul 26/2012	Lawyer: DRC 0.25 Hrs X 185.00										
527426	TELEPHONE CONFERENCE WITH M. BLYTHE				46.25	25745					
Jul 31/2012	Lawyer: DRC 1.00 Hrs X 185.00										
528609	REVIEW REVISED PLANS AND EAF				185.00	25745					
Jul 31/2012	Lawyer: DRC 0.25 Hrs X 185.00										
528608	TELEPHONE CONFERENCE WITH J. ARGENIO				46.25	25745					
Aug 6/2012	Lawyer: DRC 0.25 Hrs X 185.00										
531233	AGGREGATE TIME SPENT REVIEWING AND RESPONDING TO EMAILS				46.25	26050					
Aug 8/2012	Lawyer: DRC 0.25 Hrs X 185.00										
531390	ATTEND AT PLANNING BOARD MEETING				46.25	26050					
Aug 8/2012	Lawyer: DRC 0.25 Hrs X 185.00										
531389	REVIEW REVISED PLANS				46.25	26050					
Aug 8/2012	Lawyer: DRC 0.25 Hrs X 185.00										
531388	REVIEW M EDSALL'S COMMENTS				46.25	26050					

## Client Ledger

**ALL DATES**

Date	Entry #	Received From/Paid To Explanation	Chq# Rec#	General		Fees	Bld Inv#	Trust Activity		
				Rcpts	Disbs			Rcpts	Disbs	Balance
Sep	5/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	547240	TELEPHONE CONFERENCE WITH M. BLYTHE				46.25	26246			
Sep	5/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	547239	TELEPHONE CONFERENCE WITH J. ARGENIO				46.25	26246			
Sep	5/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	547238	AGGREGATE TIME SPENT ON RELATED E-MAILS				46.25	26246			
Sep	10/2012	Lawyer: DRC 0.10 Hrs X 185.00								
	538415	TELEPHONE CONFERENCE WITH J. ARGENIO				18.50	26246			
Sep	10/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	538414	TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26246			
Sep	12/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	547241	REVIEW CORRESPONDENCE FROM OPRHP				46.25	26246			
Sep	13/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	547244	TELEPHONE CONFERENCE WITH J. ARGENIO				46.25	26246			
Sep	13/2012	Lawyer: DRC 0.50 Hrs X 185.00								
	547243	AGGREGATE TIME SPENT REVIEWING AND REVISING THE SCHEDULING EMAIL				92.50	26246			
Sep	13/2012	Lawyer: DRC 0.10 Hrs X 185.00								
	547242	TELEPHONE CONFERENCE WITH M. BLYTHE				18.50	26246			
Sep	14/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	539586	AGGREGATE TIME SPENT ON RELATED E-MAILS				46.25	26246			
Sep	14/2012	Lawyer: DRC 0.10 Hrs X 185.00								
	539585	TELEPHONE CONFERENCE WITH M. BLYTHE				18.50	26246			
Sep	17/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	539615	AGGREGATE TIME SPENT RESEARCHING STATUS OF REFERRALS				46.25	26246			
Sep	17/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	539614	TELEPHONE CONFERENCE WITH M. BLYTHE				46.25	26246			
Oct	5/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	545185	TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Oct	9/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	546284	TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Oct	9/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	546283	AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	26612			
Oct	10/2012	Lawyer: DRC 0.50 Hrs X 185.00								
	546454	ATTEND AT PLANNING BOARD MEETING				92.50	26612			
Oct	10/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	546445	TELEPHONE CONFERENCE WITH J. PFAU				46.25	26612			
Oct	10/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	546444	TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Oct	10/2012	Lawyer: DRC 0.10 Hrs X 185.00								
	546443	REVIEW M. EDSALL'S COMMENTS				18.50	26612			
Oct	10/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	546428	TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Oct	18/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	547717	TELEPHONE CONFERENCE WITH J. ARGENIO				46.25	26612			
Oct	18/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	547716	AGGREGATE TIME SPENT ON RELATED EMAILS				46.25	26612			
Oct	18/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	547715	TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Oct	21/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	548426	AGGREGATE TIME SPENT ON RELATED EMAILS				46.25	26612			
Oct	21/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	548425	REVIEW M. EDSALL'S COMMENTS				46.25	26612			
Oct	24/2012	Lawyer: DRC 1.25 Hrs X 185.00								
	549101	ATTEND AT PLANNING MEETING				231.25	26612			
Oct	24/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	549100	REVIEW M. EDSALL'S COMMENTS				46.25	26612			
Oct	25/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	550048	TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Oct	25/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	550047	TELEPHONE CONFERENCE WITH M. BLYTHE AND G. GREEN				46.25	26612			
Oct	26/2012	Lawyer: DRC 0.25 Hrs X 185.00								
	550066	TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26612			
Nov	3/2012	Lawyer: DRC 0.75 Hrs X 185.00								
	552070	REVIEW REVISED PLANS				138.75	26852			
Nov	5/2012	Lawyer: DRC 0.25 Hrs X 185.00								

Date		Received From/Paid To Explanation	Chq# Rec#	ALL DATES  ----- General -----		Fees	Bld Inv#	Trust Activity		Balance
Entry #				Rcpts	Disbs			Rcpts	Disbs	
	552653	TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26852			
Nov 8/2012	553609	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW OCPD'S 230 REPORT				46.25	26852			
Nov 8/2012	553599	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW RELATED CORRESPONDENCE				46.25	26852			
Nov 8/2012	553598	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH J. ARGENIO				46.25	26852			
Nov 8/2012	553597	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26852			
Nov 8/2012	553596	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH G. GREEN				46.25	26852			
Nov 8/2012	553595	Lawyer: DRC 0.50 Hrs X 185.00 AGGREGATE TIME SPENT REVIEWING & COMMENTING ON THE OPEN ISSUES				92.50	26852			
Nov 9/2012	554143	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	26852			
Nov 14/2012	555240	Lawyer: DRC 0.10 Hrs X 185.00 REVIEW CORRESPONDENCE FROM OPRHP				18.50	26852			
Nov 14/2012	555239	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW P. GREALLY'S COMMENTS				46.25	26852			
Nov 14/2012	555231	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. EDSALL				46.25	26852			
Nov 14/2012	555230	Lawyer: DRC 0.75 Hrs X 185.00 ATTEND AT PLANNING BOARD MEETING				138.75	26852			
Nov 14/2012	555229	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW M. EDSALL'S COMMENTS				46.25	26852			
Nov 15/2012	556540	Lawyer: TMP 0.50 Hrs X 185.00 PREPARE BACKGROUND FOR NEG DEC AND RESOLUTION ADOPTING NEG DEC				92.50	26852			
Nov 16/2012	557447	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	26852			
Nov 16/2012	556062	Lawyer: TMP 1.00 Hrs X 185.00 PREPARE NEG DEC AND RESOLUTION ADOPTING NEG DEC (TEMPLE HILL)				185.00	26852			
Nov 19/2012	557200	Lawyer: TMP 3.00 Hrs X 185.00 AGGREGATE TIME SPENT ON NEG DEC AND RESOLUTION ADOPTING NEG DEC FOR TEMPLE HILL				555.00	26852			
Nov 20/2012	557212	Lawyer: TMP 0.70 Hrs X 185.00 REVISE NEG DEC/ RESOLUTION ADOPTING NEG DEC				129.50	26852			
Nov 20/2012	557211	Lawyer: TMP 0.10 Hrs X 185.00 TELEPHONE CONFERENCE WITH NICOLE ( NEW WINDSOR)				18.50	26852			
Nov 24/2012	557495	RE: NOVEMBER MINUTES Lawyer: DRC 0.25 Hrs X 185.00 REVIEW CORRESPONDENCE FROM NYSDEC				46.25	26852			
Nov 26/2012	558565	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH G. GREEN				46.25	26852			
Nov 26/2012	558564	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH J. ARGENIO				46.25	26852			
Nov 28/2012	558541	Lawyer: DRC 0.50 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. BLYTHE				92.50	26852			
Dec 1/2012	560147	Lawyer: DRC 0.50 Hrs X 185.00 AGGREGATE TIME SPENT REVIEWING AND REVISING THE DRAFT NEG DEC				92.50	27098			
Dec 3/2012	560153	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. BLYTHE				46.25	27098			
Dec 3/2012	560152	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	27098			
Dec 4/2012	560639	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON RELATED EMAILS				46.25	27098			
Dec 4/2012	560638	Lawyer: DRC 0.50 Hrs X 185.00 PREPARE THE PLANNING BOARD'S REPORT RESOLUTION				92.50	27098			
Dec 4/2012	560637	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH J. ARGENIO				46.25	27098			
Dec 11/2012	561696	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW NYS DOT COMMENTS				46.25	27098			
Dec 11/2012	561695	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW M EDSALL'S COMMENTS				46.25	27098			
Dec 11/2012	561694	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	27098			
Dec 12/2012	562746	Lawyer: DRC 0.50 Hrs X 185.00 ATTEND AT MEETING				92.50	27098			

Date	Entry #	Received From/Paid To Explanation	Chq# Rec#	General		Fees	Bld Inv#	Trust Activity		
				-----	-----			-----	-----	-----
				Rcpts	Disbs			Rcpts	Disbs	Balance
Dec 12/2012	562319	Lawyer: TMP 1.50 Hrs X 185.00 PREPARE TWO (2) DRAFTS OF TOWN BOARD RESOLUTION APPROVING SUP FOR TEMPLE HILL				277.50	27098			
Dec 13/2012	562765	Lawyer: DRC 1.00 Hrs X 185.00 PREPARE FINAL SUP APPROVAL RESOLUTION				185.00	27098			
Dec 13/2012	562764	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M. BLYTHE				46.25	27098			
Dec 17/2012	563334	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	27098			
Jan 4/2013	567006	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	27422			
Jan 5/2013	567015	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	27422			
Jan 5/2013	567014	Lawyer: DRC 0.25 Hrs X 185.00 REVIEW M. EDSALL'S COMMENTS				46.25	27422			
Jan 7/2013	567458	Lawyer: TMP 1.00 Hrs X 185.00 PREPARE RESOLUTION GRANTING SITE PLAN APPROVAL				185.00	27422			
Jan 7/2013	567457	Lawyer: TMP 0.20 Hrs X 185.00 TELEPHONE CONFERENCE WITH OCPD RE: RESPONSE DATE ( 239-M)				37.00	27422			
Jan 7/2013	567441	Lawyer: DRC 0.50 Hrs X 185.00 ATTEND AT MEETING WITH M EDSALL				92.50	27422			
Jan 7/2013	567440	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M BLYTHE				46.25	27422			
Jan 9/2013	567876	Lawyer: DRC 0.50 Hrs X 185.00 ATTEND AT PLANNING BOARD MEETING				92.50	27422			
Jan 9/2013	567702	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH M BLYTHE				46.25	27422			
Jan 9/2013	567701	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	27422			
Jan 11/2013	569011	Lawyer: TMP 0.30 Hrs X 185.00 PREPARE REVISED RESOLUTION FOR TEMPLE HILL				55.50	27422			
Jan 11/2013	569010	Lawyer: TMP 0.10 Hrs X 185.00 TELEPHONE CONFERENCE WITH NICOLE RE: MARK'S COMMENTS				18.50	27422			
Jan 14/2013	568977	Lawyer: TMP 0.50 Hrs X 185.00 REVIEW PREVIOUS MEETING MINUTES, NOTES AND REVISED RESOLUTION WITH CONDITIONS				92.50	27422			
Jan 14/2013	568822	Lawyer: DRC 0.50 Hrs X 185.00 AGGREGATE TIME SPENT FINALIZING THE SITE PLAN APPROVAL RESOLUTION				92.50	27422			
Jan 15/2013	569329	Lawyer: DRC 0.50 Hrs X 185.00 REVIEW REVISED PLANS				92.50	27422			
Feb 7/2013	575100	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON RELATED EMAILS				46.25	27743			
Feb 7/2013	575099	Lawyer: DRC 0.25 Hrs X 185.00 TELEPHONE CONFERENCE WITH COUNSEL FROM J. MANDELBAUM				46.25	27743			
Feb 12/2013	576475	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS E-MAILS				46.25	27743			
Feb 26/2013	579256	Lawyer: DRC 0.50 Hrs X 185.00 REVIEW OUTSIDE USER AGREEMENT				92.50	27743			
Feb 26/2013	579255	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS EMAILS				46.25	27743			
Feb 27/2013	580252	Lawyer: DRC 0.50 Hrs X 185.00 AGGREGATE TIME SPENT REVIEWING AND REVISING THE DRAFT OUTSIDE USER AGREEMENT				92.50	27743			
Mar 18/2013	584517	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS E-MAILS				46.25	27947			
Mar 21/2013	585476	Lawyer: DRC 0.25 Hrs X 185.00 AGGREGATE TIME SPENT ON VARIOUS E-MAILS				46.25	27947			

TOTALS PERIOD	UNBILLED				= TOTAL	BILLED				BALANCES	
	CHE	+ RECOV	+ FEES			DISBS	+ FEES	+ TAX	- RECEIPTS	= A/R	TRUST
	0.00	0.00	0.00		0.00	0.00	8306.50	0.00	0.00	8306.50	0.00

REPORT SELECTIONS - Client Ledger  
Layout Template  
Advanced Search Filter  
Requested by  
Finished

Default  
None  
Jennifer Schneider  
Thursday, May 30, 2013 at 09:57:20 AM

Date		Received From/Paid To	Chq#	ALL DATES		Bld		Trust Activity			
Entry #	Explanation		Rec#	General	Disbs	Fees	Inv#	Acc	Rcpts	Disbs	Balance
Ver			12.0	SP1	(12.0.20120815)						
Matters			6399014								
Clients			All								
Major Clients			All								
Client Intro Lawyer			All								
Matter Intro Lawyer			All								
Responsible Lawyer			All								
Assigned Lawyer			All								
Type of Law			All								
Select From			Active, Inactive Matters								
Matters Sort by			Default								
New Page for Each Lawyer			No								
New Page for Each Matter			No								
No Activity Date			Dec/31/2199								
Firm Totals Only			No								
Totals Only			No								
Entries Shown - Billed Only			No								
Entries Shown - Disbursements			Yes								
Entries Shown - Receipts			Yes								
Entries Shown - Time or Fees			Yes								
Entries Shown - Trust			Yes								
Incl. Matters with Retainer Bal			No								
Incl. Matters with Neg Unbld Disb			No								
Trust Account			All								
Working Lawyer			All								
Include Corrected Entries			No								
Show Check # on Paid Payables			No								
Show Client Address			No								
Consolidate Payments			No								
Show Trust Summary by Account			No								
Show Interest			Yes								
Interest Up To			May/30/2013								
Show Invoices that Payments Were Applied to			No								
Display Entries in			Date Order								

Printed from

Register

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/20/2013

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS  
APPLICANT: WARWICK PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/19/2011	ESCROW REC CK# 8134	PAID		750.00	
09/14/2011	PB MINUTES	CHG	63.00		
11/09/2011	PB MINUTES 5 PAGES	CHG	35.00		
01/13/2012	REC CK# 1346 "TRAFFIC STU	PAID		7500.00	
03/21/2012	TRAFFIC STUDY BILL (COLLI	CHG	7640.00		
08/08/2012	PB MINUTES	CHG	14.00		
10/10/2012	PB MINUTES	CHG	98.00		
10/24/2012	PUBLIC HEARING MINUTES	CHG	245.00		
10/24/2012	PH NOTICE	CHG	13.87		
11/14/2012	PB MEETING	CHG	147.00		
12/12/2012	PB MINUTES	CHG	77.00		
01/09/2013	PB MINUTES	CHG	56.00		
05/20/2013	ENGINEER FEE'S	CHG	10282.40		
05/20/2013	ATTNY FEE'S	CHG	0.00		
			-----	-----	-----
		TOTAL:	18671.27	8250.00	10421.27

Project Name: Temple Hill Apartment (wo/ Rd "A") Municipality: Town of New Windsor  
 Planning Board No.: 11-14 Date: 1/24/2013

**PRIVATE IMPROVEMENT  
 AND SITE PLAN UNIT PRICES  
 (Updated August 2007)**

<u>Description</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Qty</u>	<u>Total Cost</u>
<b><u>Roadway and Parking Lot</u></b>				
Erosion Control	AC	\$ 2,000.00	14.53	\$ 29,060.00
Silt Fencing	LF	\$ 1.12	5476	\$ 6,133.12
Grading	SY	\$ 2.18	70325.2	\$ 153,308.94
Paving & Base (regular construction)	SY	\$ 20.00	17408.135	\$ 348,162.69
Paving & Base (heavy-duty construction)	SY	\$ 26.00	0	\$ -
Tack Coat	SY	\$ 0.50	0	\$ -
Overlay Existing Pavement (1.5")	SY	\$ 6.50	0	\$ -
Double Surface Treatment	SY	\$ 6.00	0	\$ -
Private Road (traveled way only)	SY	\$ 12.00	0	\$ -
Private Road (complete – swales etc)	LF	\$ 35.00	0	\$ -
Topsoil & Seeding	SY	\$ 6.00	43612.007	\$ 261,672.04
Street Signs (Traffic Control)	EA	\$ 250.00	12	\$ 3,000.00
Parking Space Striping	EA	\$ 10.30	358	\$ 3,687.40
Handicap symbol	EA	\$ 54.00	14	\$ 756.00
Parking & Lane Striping	LF	\$ 0.50	0	\$ -
Painted Striped Island	EA	\$ 40.00	19	\$ 760.00
Site Plan Stop Bar	EA	\$ 85.00	12	\$ 1,020.00
Handicapped Sign & Striping	EA	\$ 225.00	18	\$ 4,050.00
Traffic Control Sign	EA	\$ 225.00	0	\$ -
Concrete Curbing	LF	\$ 18.00	5636	\$ 101,448.00
Concrete Sidewalk	SY	\$ 40.00	2847.8409	\$ 113,913.63
Timber Curbing	LF	\$ 13.00	0	\$ -
Curb (Precast) Bumpers	EA	\$ 75.00	0	\$ -
Shale Parking (Overflow) Area	SY	\$ 9.00	0	\$ -
Guiderail	LF	\$ 40.00	0	\$ -
<b><u>Drainage</u></b>				
Catch Basin	EA	\$ 2,700.00	37	\$ 99,900.00
Connection to Existing Catch Basin	EA	\$ 500.00	0	\$ -
Stormwater Pipe (15") HDPE	LF	\$ 30.00	751	\$ 22,530.00
Stormwater Pipe (18") HDPE	LF	\$ 40.00	1930	\$ 77,200.00
Stormwater Pipe (24")HDPE	LF	\$ 45.00	287	\$ 12,915.00
Stormwater Pipe (30")HDPE	LF	\$ 58.00	881	\$ 51,098.00
Stormwater Pipe (36") HDPE	LF	\$ 76.00	50	\$ 3,800.00
Stormwater Pipe (48") HDPE	LF	\$ 108.00	0	\$ -
End Section	EA	\$ 400.00	8	\$ 3,200.00
Stormwater Pipe (15") RCP	LF	\$ 37.00	0	\$ -
Stormwater Pipe (18") RCP	LF	\$ 43.00	0	\$ -
Stormwater Pipe (24") RCP	LF	\$ 63.00	0	\$ -
Stormwater Pipe (30") RCP	LF	\$ 87.00	0	\$ -
Stormwater Pipe (36") RCP	LF	\$ 114.00	0	\$ -
Stormwater Pipe (48") RCP	LF	\$ 178.00	0	\$ -



Stormwater Pipe (15") CMP	LF	\$ 40.00	0 \$	-
Stormwater Pipe (18") CMP	LF	\$ 46.00	0 \$	-
Stormwater Pipe (24") CMP	LF	\$ 56.50	0 \$	-
Stormwater Pipe (30") CMP	LF	\$ 79.50	0 \$	-
Stormwater Pipe (36") CMP	LF	\$ 103.00	0 \$	-
Stormwater Pipe (48") CMP	LF	\$ 144.00	0 \$	-
Concrete Headwall	EA	\$ 4,000.00	1 \$	4,000.00
Rip Rap Drainage Channel	LF	\$ 16.00	94 \$	1,504.00
Non-lined Drainage Channel	LF	\$ 5.00	0 \$	-

#### Utilities

Watermain (8")	LF	\$ 50.00	577 \$	28,850.00
Gate Valve (8")	EA	\$ 1,000.00	0 \$	-
Tapping Sleeve and Valve (8")	EA	\$ 2,200.00	0 \$	-
Watermain (12")	LF	\$ 65.00	0 \$	-
Gate Valve (12")	EA	\$ 2,250.00	0 \$	-
Hydrant Assembly	EA	\$ 2,700.00	7 \$	18,900.00
Sewer Main (8")	LF	\$ 35.00	1497 \$	52,395.00
Sewer Main (12")	LF	\$ 45.00	379 \$	17,055.00
Sewer Manholes	EA	\$ 2,300.00	11 \$	25,300.00
Septic Tank	EA	\$ 2,600.00	0 \$	-

Utility Trench (elec, phone, cable)	LF	\$ 10.00	577 \$	5,770.00
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#### Misc.

Landscaping Trees	EA	\$ 250.00	187 \$	46,750.00
Landscaping Shrubs	EA	\$ 36.00	730 \$	26,280.00
Mulched surface	SY	\$ 3.00	0 \$	-
Chain link fence (4' black vinyl coated)	LF	\$ 20.00	2394 \$	47,880.00
Split Rail Fence	LF	\$ 16.00	0 \$	-
Short Masonry Landscape Walls	LF	\$ 20.00	0 \$	-
Retaining Walls (modular) 4' height	LF	\$ 80.00	0 \$	-
Lamppost	EA	\$ 1,500.00	14 \$	21,000.00
Building Mtd. Light	EA	\$ 500.00	31 \$	15,500.00

Waste Enclosure (small)	EA	\$ 800.00	0 \$	-
Dumpster Enclosure (masonry/concrete)	EA	\$ 5,000.00	3 \$	15,000.00

Clear and Grub	AC	\$ 6,000.00	14.53 \$	87,180.00
Rock Excavation	CY	\$ 85.00	0 \$	-
Excavation	CY	\$ 12.00	0 \$	-
Erosion Control Matting	SY	1.75	0 \$	-
Bollards (Concrete filled)	EA	450	\$	-

#### Other

Stormwater Pipe (12") HDPE	LF	\$28	509 \$	14,252.00
Stormwater Pipe (84") CMP	LF	\$225.00	762 \$	171,450.00
4P StormFilter	EA	\$15,000	1 \$	15,000.00
5P StormFilter	EA	\$75,000	1 \$	75,000.00
6P StormFilter	EA	\$85,000	1 \$	85,000.00
Watermain (6")	LF	\$40	1248 \$	49,920.00
Gate Valve (6")	EA	\$700	5 \$	3,500.00
Retaining Walls (Conc. Block)	SF	\$20	27606 \$	552,120.00
			\$	-
			\$	-

Total \$ 2,677,220.82

\$ 53,544.42  
2%

Project Name: Temple Hill Apartment - NYSDOT & Rd "A" Improvement  
Planning Board No.: 11-14

Municipality: Town of New Windsor  
Date: 24-Jan-13

**PUBLIC IMPROVEMENT UNIT PRICES**  
**(Updated August 2007)**

Description	Unit	Unit Cost	Quantity	Total	Total Cost	Completed Quantity	Completed Cost	Remaining Cost
<b><u>Roadway and Parking Lot</u></b>								
Clear and Grade ROW	SF	\$ 0.80	90169.2	\$	72,135.36		\$ -	\$ 72,135.36
Cut and Chip Trees	AC	\$ 6,500.00	1.77	\$	11,505.00		\$ -	\$ 11,505.00
Stump removal and disposal	AC	\$ 4,500.00	1.77	\$	7,965.00		\$ -	\$ 7,965.00
Erosion Control	AC	\$ 3,200.00	1.97	\$	6,304.00		\$ -	\$ 6,304.00
Roadway Subbase	CY	\$ 42.00		\$	-		\$ -	\$ -
Roadway Subbase (8" Course)	SY	\$ 9.50		\$	-		\$ -	\$ -
Roadway Subbase (12" Course)	SY	\$ 14.00	9922.2624	\$	138,911.67		\$ -	\$ 138,911.67
Roadway Subbase (15" Course)	SY	\$ 18.00		\$	-		\$ -	\$ -
Asphalt Pavement	TN	\$ 108.00		\$	-		\$ -	\$ -
Asphalt Pavement (1.5" top)	SY	\$ 9.00	12257.354	\$	110,316.18		\$ -	\$ 110,316.18
Asphalt Pavement (2" top)	SY	\$ 12.00		\$	-		\$ -	\$ -
Asphalt Pavement (3" course)	SY	\$ 18.00	617.20384	\$	11,109.67		\$ -	\$ 11,109.67
Asphalt Pavement (3.5" course)	SY	\$ 20.00	9922.2624	\$	198,445.25		\$ -	\$ 198,445.25
Asphalt Pavement (4" course)	SY	\$ 22.00		\$	-		\$ -	\$ -
Asphalt Pavement (5" course)	SY	\$ 24.00		\$	-		\$ -	\$ -
Tack Coat	SY	\$ 0.60		\$	-		\$ -	\$ -
Double Surface Treatment	SY	\$ 7.50		\$	-		\$ -	\$ -
Roadway ROW Topsoil (6") & Seeding	SY	\$ 13.00	713.74147	\$	9,278.64		\$ -	\$ 9,278.64
Concrete Monuments	EA	\$ 145.00		\$	-		\$ -	\$ -
Roadway As-Built (50' Wide)	LF	\$ 1.10	2030	\$	2,233.00		\$ -	\$ 2,233.00
Street Signs (Traffic Control)	EA	\$ 225.00		\$	-		\$ -	\$ -
Street ID	EA	\$ 250.00	1	\$	250.00		\$ -	\$ 250.00
Concrete Curbing	LF	\$ 30.00	2514	\$	75,420.00		\$ -	\$ 75,420.00
Concrete Sidewalk	SY	\$ 77.00	531.07608	\$	40,892.86		\$ -	\$ 40,892.86
Concrete Sidewalk (4' Wide)	LF	\$ 34.00	0	\$	-		\$ -	\$ -

**PUBLIC IMPROVEMENT UNIT PRICES**  
**(Updated August 2007)**

Description	Unit	Unit Cost	Total Quantity	Total Cost	Completed Quantity	Completed Cost	Remaining Cost
Concrete Sidewalk (5' Wide)	LF	\$ 43.00	0 \$	-	\$	-	\$ -
Street Trees (2.5" Cal; w/ frame and grate)	EA	\$ 1,100.00	0 \$	-	\$	-	\$ -
Street Trees (2.5" Cal)	EA	\$ 650.00	45 \$	29,250.00	\$	-	\$ 29,250.00
Street Lights (std. luminair, u/g feed)	EA	\$ 7,500.00	12 \$	90,000.00	\$	-	\$ 90,000.00
Guide Rail (W-Beam)	LF	\$ 45.00	0 \$	-	\$	-	\$ -
Guide Rail (Box Beam)	LF	\$ 70.00	0 \$	-	\$	-	\$ -
End Section (W-Beam)	EA	\$ 900.00	0 \$	-	\$	-	\$ -
End Section (Box Beam, Type 1, 9' taper)	EA	\$ 600.00	0 \$	-	\$	-	\$ -
End Section (Box Beam, Type 2, 18' taper)	EA	\$ 1,200.00	0 \$	-	\$	-	\$ -
Modular Block Retaining Wall (upto 6' High)	SF	\$ 33.00	0 \$	-	\$	-	\$ -
Modular Block Retaining Wall (over 6' High)	SF	\$ 38.00	4206 \$	159,828.00	\$	-	\$ 159,828.00
Concrete Retaining Wall (upto 6' High)	CY	\$ 800.00	0 \$	-	\$	-	\$ -
Concrete Retaining Wall (over 6' High)	CY		0 \$	-	\$	-	\$ -
<b><u>Drainage</u></b>							
Catch Basin	EA	\$ 3,500.00	13 \$	45,500.00	\$	-	\$ 45,500.00
Stormwater Manhole	EA	\$ 3,600.00	0 \$	-	\$	-	\$ -
Connection to Existing Catch Basin	EA	\$ 1,000.00	0 \$	-	\$	-	\$ -
Stormwater Pipe (CMP - 15" coated)	LF	\$ 65.00	0 \$	-	\$	-	\$ -
Stormwater Pipe (CMP - 18" coated)	LF	\$ 74.00	0 \$	-	\$	-	\$ -
Stormwater Pipe (CMP - 24" coated)	LF	\$ 90.00	0 \$	-	\$	-	\$ -
Stormwater Pipe (CMP - 30" coated)	LF	\$ 127.00	0 \$	-	\$	-	\$ -
Stormwater Pipe (CMP - 36" coated)	LF	\$ 150.00	0 \$	-	\$	-	\$ -
Stormwater Pipe (CMP - 48" coated)	LF	\$ 190.00	0 \$	-	\$	-	\$ -
End Section (CMP - coated)	EA	\$ 600.00	0 \$	-	\$	-	\$ -
Stormwater Pipe (HDPE - 15")	LF	\$ 55.00	0 \$	-	\$	-	\$ -
Stormwater Pipe (HDPE - 18")	LF	\$ 68.00	336 \$	22,848.00	\$	-	\$ 22,848.00
Stormwater Pipe (HDPE - 24")	LF	\$ 75.00	375 \$	28,125.00	\$	-	\$ 28,125.00
Stormwater Pipe (HDPE - 30")	LF	\$ 90.00	0 \$	-	\$	-	\$ -
Stormwater Pipe (HDPE - 36")	LF	\$ 105.00	0 \$	-	\$	-	\$ -
Stormwater Pipe (HDPE - 48")	LF	\$ 140.00	0 \$	-	\$	-	\$ -

Project Name: Temple Hill Apartment - NYSDOT & Rd "A" Improvement  
Planning Board No.: 11-14

Municipality: Town of New Windsor  
Date: 24-Jan-13

**PUBLIC IMPROVEMENT UNIT PRICES**  
**(Updated August 2007)**

Description	Unit	Unit Cost	Total Quantity	Total Cost	Completed Quantity	Completed Cost	Remaining Cost
End Section (HDPE)	EA	\$ 600.00	0	\$ -		\$ -	\$ -
Stormwater Pipe (RCP - 15")	LF	\$ 60.00	0	\$ -		\$ -	\$ -
Stormwater Pipe (RCP - 18")	LF	\$ 68.00	0	\$ -		\$ -	\$ -
Stormwater Pipe (RCP - 24")	LF	\$ 75.00	0	\$ -		\$ -	\$ -
Stormwater Pipe (RCP - 30")	LF	\$ 120.00	0	\$ -		\$ -	\$ -
Stormwater Pipe (RCP - 36")	LF	\$ 150.00	0	\$ -		\$ -	\$ -
Stormwater Pipe (RCP - 48")	LF	\$ 215.00	0	\$ -		\$ -	\$ -
End Section (RCP)	EA	\$ 750.00	0	\$ -		\$ -	\$ -
Concrete Headwall	EA	\$ 6,100.00	0	\$ -		\$ -	\$ -
Rip Rap Drainage Channel	LF	\$ 65.00	0	\$ -		\$ -	\$ -
Non-lined Drainage Channel	LF	\$ 12.00	0	\$ -		\$ -	\$ -
Preformed Pipe/Stone Underdrain	LF	\$ 26.00	0	\$ -		\$ -	\$ -
Concrete Box Culvert (6x4') w/wingwalls	LF	\$ 2,300.00	0	\$ -		\$ -	\$ -
Concrete Box Culvert (3x3'), w/wingwalls	LF	\$ 1,800.00	0	\$ -		\$ -	\$ -
<b><u>Water</u></b>							
Watermain (DI - 8")	LF	\$ 75.00	1347	\$ 101,025.00		\$ -	\$ 101,025.00
Gate Valve (8")	EA	\$ 1,500.00	10	\$ 15,000.00		\$ -	\$ 15,000.00
Tapping Sleeve and Valve (8")	EA	\$ 4,500.00	1	\$ 4,500.00		\$ -	\$ 4,500.00
Watermain (DI - 12")	LF	\$ 85.00	0	\$ -		\$ -	\$ -
Gate Valve (12")	EA	\$ 2,600.00	0	\$ -		\$ -	\$ -
Tapping Sleeve and Valve (12")	EA	\$ 5,600.00	0	\$ -		\$ -	\$ -
Hydrant Assembly	EA	\$ 3,300.00	1	\$ 3,300.00		\$ -	\$ 3,300.00
House service (w/out licensed plumber)	EA	\$ 1,400.00	0	\$ -		\$ -	\$ -
Air relief Valve & Vault	EA	\$ 5,000.00	0	\$ -		\$ -	\$ -
Pressure Reducing Valve & Vault	EA	\$ 10,500.00	0	\$ -		\$ -	\$ -
Watermain Offset (8")	EA	\$ 5,000.00	3	\$ 15,000.00		\$ -	\$ 15,000.00
Line Stop and Gate Valve installation (8")	EA	\$ 9,000.00	1	\$ 9,000.00		\$ -	\$ 9,000.00
Insertion Valve (8")	EA	\$ 11,000.00	0	\$ -		\$ -	\$ -

**Project Name:** Temple Hill Apartment - NYSDOT & Rd "A" Improvement  
**Planning Board No.:** 11-14

**Municipality:** Town of New Windsor  
**Date:** 24-Jan-13

**PUBLIC IMPROVEMENT UNIT PRICES**  
(Updated August 2007)

[illegible]

Total:	\$	1,371,652.63	\$	1,371,652.63
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54,800.00

**RESOLUTION OF THE PLANNING BOARD CONTAINING ITS REPORT  
ON THE SPECIAL USE PERMIT APPLICATION  
FOR A COMBINATION AFFORDABLE SENIOR HOUSING  
AND WORKFORCE HOUSING DEVELOPMENT**

*Temple Hill Apartments Totally Affordable Senior Citizen and  
Workforce Housing Site Plan  
PB #11-14*

WHEREAS, an application was made to the Town of New Windsor for special use permit and site plan approval by Warwick Properties (the "applicant") for a project described as the "Amber Grove Senior Totally Affordable Site Plan" development;

WHEREAS, the subject site consists of 19.5 +/- acres of land and is comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 35, block 1, and lot 28 (SBL 35-1-28), located on the east side of Temple Hill Road (NYS Route 300), in the R-5 (Multi-Family Residential) Zoning District; and

WHEREAS, the action involves a request for a special use permit and site plan approval for a 272-unit multi-family residential development, including 186 totally affordable senior citizen housing units, 84 workforce housing units and 2 caretaker apartments on a total of 19.5 +/- acres of land; and

WHEREAS, the proposed development is subject to the Town of New Windsor Zoning Code § 300-18.1 and 300-20 setting forth the procedures applicable for senior citizen housing and workforce housing special use permits;

WHEREAS, the applicant has submitted a fully executed full form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted a coordinated SEQRA review for this project; and

WHEREAS, New York General Municipal Law § 239 requires the referral of both the special use permit and site plan applications to the Orange County Planning Department ("OCPD") for its review and comment;

WHEREAS, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal

Law § 239-m, and OCDP responded with six (6) comments, four (4) dealing with the site landscaping and use of a Registered Landscape Architect, and the remaining two (2) regarding the driveway connection at the New Windsor Cantonment Site and integration of the proposed town road; OCDP recommended a local determination on this application; and

WHEREAS, the Town Board has referred the application to the Planning Board for its consideration and report pursuant to Zoning Law § 300-18(J)(3); and

WHEREAS, the Planning Board wishes to act on the Town Board's request for a report, and to take certain procedural steps in connection with the special use permit application;

NOW, THEREFORE, the Planning Board resolves as follows:

1. The Planning Board finds that the proposed location is appropriate for a combined senior citizen and workforce housing development, given its location to nearby businesses, and further that there is a need for senior citizen and workforce housing in the Town of New Windsor; and

2. The Planning Board directs that this resolution shall serve as the Planning Board's report under Zoning Law § 300-18(J)(3), and that a copy of this resolution be provided to the Town Board for its review; and

3. Both the special use permit application and site plan application approvals are actions subject to SEQRA, the Planning Board has previously declared its intent to serve as lead agency for SEQRA purposes, and previously circulated a lead agency notice sent to all other involved and interested agencies;

4. Serving as SEQRA Lead Agency, the Planning Board has concluded its SEQRA review and adopted the negative declaration attached hereto.

Upon motion made by Member MR. VANLEEWEN, seconded by Member MR. BROWN, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher      Aye    Nay    Abstain    Absent

Member, Howard Brown      Aye    Nay    Abstain    Absent

**TOWN OF NEW WINDSOR PLANNING BOARD  
COUNTY OF ORANGE**

**NEGATIVE DECLARATION**

*Temple Hill Apartments Totally Affordable Senior Citizen and  
Workforce Housing Site Plan  
PB #11-14*

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Type I Action, for a Coordinated Review of this Type I Action.

Name of Project: Temple Hill Apartments Totally Affordable Senior Citizen and  
Workforce Housing Site Plan

Action Type: Type I; Coordinated Review

Location: Town of New Windsor, County of Orange

Location: East side of Temple Hill Road (NYS Route 300)

Zoning District: R-5 (Multi-Family Residential) Zoning District

Tax Map Parcel: 35-1-28

**Summary of Action:**

The action involves a request for a site plan approval for a 272-unit multi-family residential development, including 186 totally affordable senior citizen housing units, 84 workforce housing units and two (2) caretaker apartments on a total of 19.5 +/- acres of land.

The project is located in the R-5 zoning district and the Town Historic Corridor. The proposed totally affordable senior citizen housing and workforce housing both require a Special Permit from the Town Board.

**Reasons Supporting the Negative Declaration:**

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting site plan approval for approval of this 272-unit multi-family residential development, including 186 totally affordable senior citizen housing units, 84 workforce housing units and two (2) caretaker apartments on a total of 19.5 +/- acres of land.

With respect to traffic patterns, traffic safety and emergency access, the proposed project will not have a significant effect on traffic. The proposed intersection with NYS Route 300 at the Temple Hill Apartments at will be constructed to provide separate right and left turning lanes for entering from NYS Route 300. These widening improvements will be completed in conformance with NYSDOT and AASHTO design criteria to accommodate all drivers. Connection to the Patriot's Bluff development will also include signalization at the intersection with NYS Route 300.

A stormwater pollution prevention plan has been prepared to address stormwater, erosion and sediment control for the grading and construction activities on site, and, as a result the project will



not negatively impact water resources. With respect to water and sewer resources, the facility is served by central water and sewer.

The project site is located in the R-5 zoning district of the Town and the Historic Corridor in proximity to Purple Heart Museum and the New Windsor Cantonment State Historic Site. The New York State Office of Parks, Recreation and Historic Preservation reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law) and determined the project will have No Impact upon cultural resources.

The proposed totally affordable senior housing and workforce housing are permitted use per respective overlay districts, and both uses require a Special Permit from the Town Board. The proposed site plan is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Visual impacts, traffic, solid waste generation, energy consumption, nor public service demands would be significant or excessive for the development associated with this proposed site plan. The proposed landscape plan provides a mix of deciduous trees and evergreen trees along the proposed Town Road and along internal drives. The Orange County Department of Planning provided comments on the landscaping and recommended landscaping plans be prepared by a Registered Landscape Architect.

No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: November 14, 2012

Agency Address: Town of New Windsor Planning Board

Town Hall – 555 Union Avenue

New Windsor, New York 12553

Tel. (845) 563-4615

Contact Person: Genaro Argenio, Planning Board Chairman

Member, Harry Ferguson

Aye Nay Abstain Absent

Member, Neil Schlesinger

Aye Nay Abstain Absent

Member, Henry Vanleeuwen

Aye Nay Abstain Absent

Chairman, Genaro Argenio

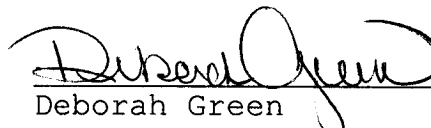
Aye Nay Abstain Absent

- - -

  
Genaro Argenio, Chairman

Dated: Dec 5, 2012  
New Windsor, New York

Filed in the Office of the Town Clerk on this 5<sup>th</sup> day  
of December, 2012.

  
Deborah Green  
Town Clerk



## **MEMORANDUM**

TO: George A. Green, Supervisor  
CC: J. Todd Wiley, Sole Assessor  
FROM: Michael Blythe, Esq.  
DATE: August 28, 2012  
SUBJECT: Temple Hill/Jonah Mandelbaum PILOT Agreement

Enclosed please find copy of the proposed PILOT Agreement between Town of New Windsor and the Temple Hill Housing Development (Jonah Mandelbaum). As we discussed, the proposed Agreement is virtually identical to the two already in place for New Windsor Senior Housing and Amber Grove. Of particular note are the following:

1. The annual per unit payment is \$210.00.
2. The property becomes tax exempt as of the execution of the Agreement.
3. The first PILOT payment is due upon issuance of the Certificate of Occupancy for the property.
4. This property is mixed use (totally affordable senior/workforce/disabled). Recreation fees/reservation of land are only exempted for the units designated as totally affordable senior and will be required for any units not designated as such.

I have forwarded a redlined copy of the above mentioned agreement to Steven Heyman, Esq., for his review. I have also prepared a Motion authorizing you to execute this Agreement which will be for Town Board action at the September meeting.

By copy of this memo I am asking Sole Assessor Wiley to review same and advise whether he has any comments or concerns.

MDB

Partnership's right to apply for or obtain any other tax exemption to which they might be entitled upon the expiration of this Agreement.

3. So long as the exemption hereunder continues, commencing thirty (30) days after the first certificate of occupancy is issued for the Project, the Partnership shall make the following annual payments in lieu of taxes ("PILOT"), said payment to cover all Local and Municipal Taxes owed in connection with the Property and the Project: Two Hundred and Ten and 00/100 Dollars (\$210.00) per dwelling unit (pro rated for the year in which said first certificate of occupancy is issued), which amount shall increase each year by Two and 0/100 Dollars (\$2.00) per dwelling unit, adjusted annually. So long as the tax exemption remains in effect, tenant rental charges shall not exceed the maximum established or allowed by law, rule or regulation, and the Property shall be operated in conformance with the provisions of Article XI of the PHFL. Payment shall be due on February 15<sup>th</sup> of each calendar year. Payments shall be mailed via First Class mail through the United States Postal Service or personally delivered to the Town of New Windsor, Attention Tax Collector, 555 Union Avenue, New Windsor, New York 12553, or such other addresses as the Town may specify in writing.

4. If additional units in excess of the two hundred sixty-four (264) ([plus] two superintendent's units) above mentioned or other improvements are made on the Property, the PILOT payment shall increase on a per unit or comparable square footage basis consistent with this Agreement.

5. The Partnership shall pay all sewer and water debt charges and usage charges in accordance with procedures, assessments and rates established by the Town.

6. The Partnership shall pay all special district charges including, but not limited to, ambulance/fire/lighting/drainage, excepting however garbage district charges. Said special district charges shall be calculated on the basis as if the Project, as completed, were fully

assessable. The portion of the Property and the Project to be utilized specifically for senior citizens of low income shall be exempt from the payment requirements of the Town of New Windsor Town Code Section 257-26 as to both reservation of lands and/or payment of fees. Units designated for families of low income or any other group or demographic shall not be exempt from said reservation or payment.

7. The Property shall be exempt from garbage district charges. The Partnership and the HDFC agree that the collection and disposition of garbage, ashes, rubbish, debris or other waste matter at the Property shall be the sole responsibility of the Partnership, the HDFC or the tenants of the Project, without any obligation of the Town, and the Partnership, the HDFC or the tenants of the Project shall not request or petition the Town to provide for any such collection or disposition.

8. The tax exemption provided by this Agreement will continue for the term described above provided that (a) the Property continues to be used as housing facilities for families and for senior citizens of low income, and (b) any of the following occur (i) the HDFC and the Partnership operate the Property in conformance with Article XI of the PHFL; or (ii) the HDFC assumes the sole legal and beneficial ownership of the Property and operates the Property in conformance with Article XI of the PHFL; or (iii) in the event an action is brought to foreclose a mortgage upon the HDFC, and the legal and beneficial interest in the Project shall be acquired at the foreclosure sale or from the mortgagee, or by a conveyance in lieu of such sale by a housing development fund corporation organized pursuant to Article XI of the PHFL, or by the Federal government or an instrumentality thereof, or by a corporation which is, or by agreement has become subject to the supervision of the superintendent of banks or the superintendent of insurance, such successor in interest shall operate the Property in conformance with Article XI of the PHFL.



**MEMORANDUM**

RECEIVED

MAY 15 2013

BUILDING DEPARTMENT

TO: Nicole Peleshuck, Planning Board Secretary

CC: George A. Green, Supervisor  
Mark J. Edsall, P. E.  
Mr. Jonah Mandelbaum

FROM: Michael Blythe, Esq.

DATE: May 15, 2013

SUBJECT: Temple Hill Apartments/Sewer Allocation

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I forwarded Mr. Edsall's amended Sewer Allocation to Jacobowitz & Gubits and it is acceptable to them on behalf of Moodna Majestic/Landau-Moodna Creek Development. I have confirmed payment was received by that firm with Gary Shuster's, Esq., office today. The contract will be finalized by Mr. Jacobowitz upon his return from vacation in Spain in approximately 2 weeks.

The issue of sewer allocation purchase for this project may be considered resolved for the purpose of finalizing the Planning Board process.

If you require anything further, please advise.

MDB  


RECEIVED

MAY 15 2013

Jessica Marina

BUILDING DEPARTMENT

**From:** Gary Schuster <gms@Jacobowitz.Com>  
**Sent:** Wednesday, May 15, 2013 8:41 AM  
**To:** Michael Blythe  
**Cc:** Bridget Maniscalco; Jonah Mandelbaum; pbinc@thejnet.com  
**Subject:** Sewer Allocation Temple Hill Apartments (Senior and Workforce) 300-7

Please be advised developer Warwick Properties, Inc. has fully paid Moodna Creek Development, Ltd. for sewer allocation of 13,230 gpd for the project Temple Hill Apartments (Senior and Workforce). Please call should you have any questions.

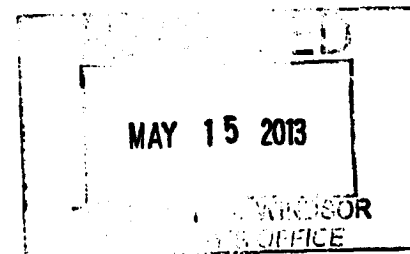
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GARY M. SCHUSTER, ESQ.  
Senior Counsel  
Jacobowitz & Gubits, LLP  
158 Orange Avenue  
Post Office Box 367  
Walden, New York 12586

Phone: 845-778-2121 Ext. 230  
Fax: (845) 778-5173  
Cell: (845) 242-0430  
Email: [gms@jacobowitz.com](mailto:gms@jacobowitz.com)  
Website: [www.jacobowitz.com](http://www.jacobowitz.com)  
Twitter: @GaryMSchuster

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PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/20/2013

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS  
APPLICANT: WARWICK PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/19/2011	ESCROW REC CK# 8134	PAID		750.00	
09/14/2011	PB MINUTES	CHG	63.00 ✓		
11/09/2011	PB MINUTES 5 PAGES	CHG	35.00 ✓		
01/13/2012	REC CK# 1346 "TRAFFIC STU	PAID		7500.00	
03/21/2012	TRAFFIC STUDY BILL (COLLI	CHG	7640.00		
08/08/2012	PB MINUTES	CHG	14.00 ✓		
10/10/2012	PB MINUTES	CHG	98.00 ✓		
10/24/2012	PUBLIC HEARING MINUTES	CHG	0.00	245.00 ✓	
10/24/2012	PH NOTICE	CHG	13.87 ✓		
11/14/2012	PB MEETING	CHG	147.00 ✓		
12/12/2012	PB MINUTES	CHG	77.00 ✓		
01/09/2013	PB MINUTES	CHG	56.00		
			-----	-----	-----
		TOTAL:	8143.87	8250.00	-106.13



REGULAR ITEMS:

TEMPLE HILL APARTMENTS SITE PLAN (11-14)

MR. ARGENIO: So first is Temple Hill Apartments. Application proposes a 272 unit multi-family residential development, 186 totally affordable senior citizen housing units plus 84 work force housing units plus two caretaker apartments on total of 19.5 acres. The plan was previously reviewed at the 14 September 2011, 9 November 2011, August 2012, October 2012, 24 October 2012, 14 November 2012 and 12 December 2012 planning board meetings. And your name is?

MR. EWALD: Travis Ewald from Pietrzak & Pfau Engineering and Surveying.

MR. ARGENIO: Travis, what can you tell us?

MR. EWALD: Since we were here last, we were before the town board where they held their public hearing and they granted the special use permit and the work portion and senior housing overlays. After that time, a representative of our office met with the New York State DOT resident engineer in the Town of Newburgh to discuss the proposed improvements at the intersection with Temple Hill Road, went through it, they did not appear to have any issues with the widening of the lanes, anything that we're proposing. It appears that it will just come down to some technical comments from the--

MR. ARGENIO: Where is that plan?

MR. EWALD: The DOT plan?

MR. ARGENIO: Yes.

MR. EWALD: It's at the back of the plan set or do you mean as far as submission to them?

MR. ARGENIO: Is it here in front of me in the back of the plan set?

MR. EWALD: Yes.

MR. ARGENIO: Mark, you've gone through the DOT plans?

MR. EDSALL: Yes, but not to the degree the DOT will as

8 pages  
\$ 56-

far as their issuance of a permit. Usually, there are detail changes made as part of the actual permit plans but conceptually it's as discussed and as Mr. Grealy had reviewed.

MR. ARGENIO: That's my question, so it's essentially what we discussed at prior meetings and I assume that there's a proper complete set of plans that John Collins crafted with the exact details of the thicknesses of the pavement and the widening of the lanes, et cetera, et cetera, et cetera?

MR. EWALD: I believe that's being put together and submitted to the DOT. They also requested a syncro-analysis and some other studies that they wanted as part of their application.

MR. ARGENIO: Travis, let me ask you this, two things I'd like to hit, there's not a lot of comments on this application, this has been round and round again, but I would like to at the risk of being redundant I'd like to hear from you again for the benefit of the record at what point in time will you complete your highway work in the DOT right-of-way as it relates to your construction of your project?

MR. EWALD: If I remember correctly, the DOT highway work is completed prior to the issuance of the first Certificate of Occupancy for any of the proposed buildings.

MR. ARGENIO: Okay, also there's talk about a signal that may have to go in at a later date on Route 300 at some point in time when the warrants are met up on that highway. What's the position of yourself or your client, I should say your client on that signal relative to the construction of that related date? It's my understanding from previous discussions in this venue your client was prepared to fund half of that signal to be constructed at a later date.

MR. EWALD: That sounds correct to me. I believe that they were going to discuss it with town board but that sounds like what I remember.

MR. ARGENIO: Is my memory correct?

MR. EWALD: I don't remember if there was a quantity, I do remember that it was in discussion that they were going to contribute.

MR. CORDISCO: The town board as part of the special permit in December will set the amount at 50 percent.

MR. ARGENIO: Its addressed in the document?

MR. CORDISCO: It's a condition of the Town Board's approval.

MR. ARGENIO: Good, then I don't need to continue to step on ground that they have already covered. Mark or Dominic, what else do we need to do from a procedural point of view relative to this application?

MR. CORDISCO: Procedurally, they're at the end of the line really, the board previously adopted a negative declaration so you have completed SEQRA review for this file. You referred the application to the town board, the town board has granted their special permit and the only remaining approval is site plan approval for the detailed engineering and construction design that's before you now and establishing any conditions of that approval as part of that. I did have a conversation today with the town attorney who called me and alerted me to a fact that I was not aware of and that fact is that the project is within the sewer district but it's not within the water district. So one of the conditions of the approval should be that an outside user agreement has to be negotiated and executed with the town board regarding the use of water on this site. He also told me that the town board has already authorized the Supervisor to negotiate and execute that agreement so that authorization is there but what I'm saying is that the agreement is not yet there and prior to, you know, having plans signed and building permits begun and construction begun an outside user agreement for water services should be a condition of our approval.

MR. ARGENIO: Okay, we do have approval of fire, I was going through the summary here and I didn't see that in the summary documents. So I asked Nicole to find it. So we do have approval from the fire department. Where is the summary document? Parks Historic Preservation, no impacts. Anybody have any other thoughts?

MR. GALLAGHER: I just have one quick with the access drive to the Purple Heart, what was our final, no crash gates, is that just going to be a paved road? I see here possible future access.

MR. EDSALL: We had some concerns about the width, there wasn't a clear indication that it was ever going to be built. So what we have done is we reserved an adequate size right-of-way so that if it's proposed in the future, there's room and then we have merely indicated that they have to come back to the planning board to review that.

MR. GALLAGHER: As of now just going to be Item 4?

MR. EDSALL: Just going to be nothing, reserved strip.

MR. CORDISCO: Paper street.

MR. EDSALL: Paper connection. And the bottom line is that the reason I said relative to coming back to the planning board, it gives this board the opportunity to evaluate what it's going to be used for and if 20 feet is wide enough or asphalt 30 I tend to think the actual width is required but by pushing it off we have better information when we make the decision.

MR. GALLAGHER: Okay, that's all.

MR. ARGENIO: Well, we've been round and round with it, we certainly have seen it enough times. This is the tenth visit. I don't have anything else. Howard or Harry, do you guys have any other thoughts?

MR. BROWN: No.

MR. ARGENIO: Dave or Danny, any other thoughts on this? We talked about the phasing. I want to put it in the record and get your acknowledgment on the phasing that and again, I'm being redundant, but can't be too thorough with a project of this size, you're going to do all the rough grading initially and create all the storm water ponds and phase it appropriately so that the runoff is controlled and discharged in an appropriate fashion?

MR. EWALD: Absolutely correct, yes.

MR. FERGUSON: What about the timeline for the traffic study for the light?

MR. ARGENIO: Oh, yeah, let's just talk about that, I want to ask you guys about that. Harry had asked me about the, about just that and I didn't, I don't have

an answer.

MR. EDSALL: We talked briefly in the past about this and it's my suggestion that as part of the escrowing of the 50 percent value of the signal that there be a value established for the design and for the study to meet the warrants and have that included as again 50 percent contribution but require that again the intent is that within six months of the interconnect road being constructed.

MR. ARGENIO: I think the timing is the big question.

MR. EDSALL: Six months I think is fair.

MR. FERGUSON: They're not going to do a traffic study after the project is completed?

MR. EDSALL: No. In speaking with Phil Grealy, the traffic consultant, his opinion was that all the turning lanes were needed to support this project which the board and all of us had discussed. But it was his belief that there was no way you'd meet the warrants with just this project.

MR. ARGENIO: And the point is is that once you hook the two ends together, I mean, nobody knows if, it's anybody's best guess what's going to happen, we think it's a good idea.

MR. EDSALL: In the study and as you know, the applicant was gracious enough to fund a study performed by Phil Grealy, he was working for the town but Jonah Mandelbaum reimbursed the town for that as part of the costs for reviewing the study that Mr. Grealy performed looked at the anticipated interconnect traffic plus the development traffic and based on the estimated volumes he believed it will meet warrants easily once the connection is made. Obviously DOT's going to ask for some hard numbers. So my suggestion is that as part of the 50 percent reservation for the signal you include design costs and you include the study and get the 50 percent of all that costs, it's not going to be a lot compared to the traffic signal but you're in a position when the interconnection's made to have that contribution toward the study and then move forward.

MR. ARGENIO: And that could be, that could happen and again, Harry and I were discussing this, that could be two years from now, it could be 12 years, could be 18

years from now.

MR. EDSALL: There's two aspects to it. One is once the RPA development's done effectuating the interconnect that's not a major job but that's gotta happen but more importantly, we have nothing to interconnect to cause RPA, although they're anticipating start of construction RPA is anticipating start of construction within the next 12 months. So there's a good chance that this may move forward in a timely way, we don't know so that's what I'm suggesting six months after the interconnect.

MR. ARGENIO: Does that answer your question?

MR. FERGUSON: Yes.

MR. ARGENIO: Are you okay on behalf of your client?

MR. EWALD: Absolutely.

MR. ARGENIO: Good, so we got that put to bed. I think it's very reasonable, I don't think you're out on a limb with that at all, quite frankly.

MR. CORDISCO: Just so we're clear, the bonding that would be a condition of the approval could cover several different items, actually, it would cover the report that would be accomplished at the point in time that the interconnect is made or six months thereafter, the design of the light if the light is required and then fair share contribution towards the construction.

MR. ARGENIO: It's 50 percent.

MR. CORDISCO: Correct.

MR. ARGENIO: That's what you just agreed to.

MR. EDSALL: Just a note for Travis when he's preparing the cost estimates for improvements, all the improvements on the site will be considered private improvements with the exception of the thru-road which should be the amount of the value of that road should be established public road as the water main and sewer main that are going to be ultimately dedicated.

MR. ARGENIO: I'm glad you brought that up, I forgot about that. You guys alright? Dominic and Mark, you guys okay?

MR. EDSALL: Just a note that there are as I said in my comments a couple very minor corrections that need to be made. I didn't even ask that they consider putting them together for this meeting cause they're so minor. We've talked about them with Travis in the past so we'll doublecheck the final plans. Secondly, any conditions of approval that I have suggested I have also spoke with the Chair and Dominic to make sure it gets into the approval resolution.

MR. CORDISCO: Yes, our office would prepare a written resolution of approval which would encapsulate these conditions.

MR. ARGENIO: Subject-tos that I'm going to espouse in a moment are nice but the written resolution will make sure that it has them.

MR. CORDISCO: Those plus your other standard resolution approval conditions as well.

MR. ARGENIO: I'll accept a motion for final approval subject to Dominic, correct me if I misspeak, resolution of the water, how do I say it?

MR. CORDISCO: Conditioned on the applicant entering into an outside user agreement for water service for the project.

MR. ARGENIO: Subject to the applicant entering into an outside agreement for water service for the project, an outside user water agreement.

MR. EDSALL: Outside user agreement.

MR. ARGENIO: And subject to Mark's final comments on the plans which are not very significant, I think that's it, is that right?

MR. CORDISCO: The other ones are the ones we talked about tonight which could be encapsulated in the resolution relating to the light, the bonding and the timing of the road improvements that are apart from the light.

MR. ARGENIO: If anybody sees fit, I'll accept a motion to that effect.

MR. GALLAGHER: So moved.

January 9, 2013

11

MR. BROWN: Second it.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Travis, thank you.

MR. EWALD: Thank you.



**RESOLUTION ADOPTING A NEGATIVE DECLARATION  
FOR SITE PLAN APPROVAL**

*Temple Hill Apartments Totally Affordable Senior Citizen and  
Workforce Housing Site Plan  
PB #11-14*

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan by Warwick Properties, LLC (the "applicant") for a project described as the "Temple Hill Apartments Totally Affordable Senior Citizen and Workforce Housing";

**WHEREAS**, the subject site consists of 19.5 +/- acres of land and is comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 35, block 1, and lot 28 (SBL 35-1-28); and

**WHEREAS**, the action involves a request for site plan approval for a 272-unit multi-family residential development, including 186 totally affordable senior citizen housing units, 84 workforce housing units and 2 caretaker apartments on a total of 19.5 +/- acres of land; and

**WHEREAS**, the proposed action is located on the east side of Temple Hill Road (NYS Route 300), in the R-5 (Multi-Family Residential) Zoning District; and

**WHEREAS**, the applicant has submitted a fully executed full form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted a coordinated SEQRA review for this project; and

**WHEREAS**, the Planning Board declared its intent to become the Lead Agency with respect to the Proposed Action and circulated a Notice of Intent to be Lead Agency to other involved and interested agencies; and

**WHEREAS**, having received no objection to the proposed Lead Agency designation within thirty (30) days after circulation of the Notice of Intent, the Planning Board was automatically designated the Lead Agency for environmental review of the Proposed Action; and

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed site plan, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, a duly advertised public hearing on the application for site plan was held on October 24, 2012.

**WHEREAS**, on October 24, 2012 the public hearing on the application for site plan approval was closed; and

**WHEREAS**, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded with six (6) comments, four (4) dealing with the site landscaping and use of a Registered Landscape Architect, and the remaining two (2) regarding the driveway connection at the New Windsor Cantonment Site and integration of the proposed town road, recommending local determination; and

**WHEREAS**, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

**WHEREAS**, the applicant has submitted a proposed site plan consisting of nineteen (19) sheets, prepared by Pietrzak & Pfau Engineering and Surveying, PLLC, dated July 19, 2012 and last revised on October 25, 2012; and

**WHEREAS**, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of the site plan.

**NOW, THEREFORE**, be it resolved as follows:

1. The Planning Board is lead agency for a coordinated review of this action;
2. This is a Type I Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;

4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

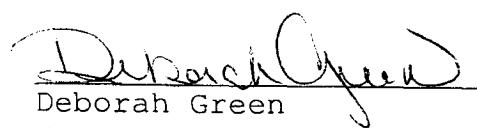
Upon motion made by Member MR. VANLEEUEWEN, seconded by Member MR. FERGUSON, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	Aye	Nay	Abstain	<u>Absent</u>
Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent
Member, Harry Ferguson	<u>Aye</u>	Nay	Abstain	Absent
Member, Henry VanLeeuwen	<u>Aye</u>	Nay	Abstain	Absent
Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent

Dated: November 14, 2012  
New Windsor, New York

  
Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 5<sup>th</sup> day of December, 2012.

  
Deborah Green  
Town Clerk

**TOWN OF NEW WINDSOR PLANNING BOARD  
COUNTY OF ORANGE**

**NEGATIVE DECLARATION**

*Temple Hill Apartments Totally Affordable Senior Citizen and  
Workforce Housing Site Plan  
PB #11-14*

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Type I Action, for a Coordinated Review of this Type I Action.

Name of Project: Temple Hill Apartments Totally Affordable Senior Citizen and  
Workforce Housing Site Plan

Action Type: Type I; Coordinated Review

Location: Town of New Windsor, County of Orange

Location: East side of Temple Hill Road (NYS Route 300)

Zoning District: R-5 (Multi-Family Residential) Zoning District

Tax Map Parcel: 35-1-28

**Summary of Action:**

The action involves a request for a site plan approval for a 272-unit multi-family residential development, including 186 totally affordable senior citizen housing units, 84 workforce housing units and two (2) caretaker apartments on a total of 19.5 +/- acres of land.

The project is located in the R-5 zoning district and the Town Historic Corridor. The proposed totally affordable senior citizen housing and workforce housing both require a Special Permit from the Town Board.

**Reasons Supporting the Negative Declaration:**

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting site plan approval for approval of this 272-unit multi-family residential development, including 186 totally affordable senior citizen housing units, 84 workforce housing units and two (2) caretaker apartments on a total of 19.5 +/- acres of land.

With respect to traffic patterns, traffic safety and emergency access, the proposed project will not have a significant effect on traffic. The proposed intersection with NYS Route 300 at the Temple Hill Apartments at will be constructed to provide separate right and left turning lanes for entering from NYS Route 300. These widening improvements will be completed in conformance with NYSDOT and AASHTO design criteria to accommodate all drivers. Connection to the Patriot's Bluff development will also include signalization at the intersection with NYS Route 300.

A stormwater pollution prevention plan has been prepared to address stormwater, erosion and sediment control for the grading and construction activities on site, and, as a result the project will

not negatively impact water resources. With respect to water and sewer resources, the facility is served by central water and sewer.

The project site is located in the R-5 zoning district of the Town and the Historic Corridor in proximity to Purple Heart Museum and the New Windsor Cantonment State Historic Site. The New York State Office of Parks, Recreation and Historic Preservation reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law) and determined the project will have No Impact upon cultural resources.

The proposed totally affordable senior housing and workforce housing are permitted use per respective overlay districts, and both uses require a Special Permit from the Town Board. The proposed site plan is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Visual impacts, traffic, solid waste generation, energy consumption, nor public service demands would be significant or excessive for the development associated with this proposed site plan. The proposed landscape plan provides a mix of deciduous trees and evergreen trees along the proposed Town Road and along internal drives. The Orange County Department of Planning provided comments on the landscaping and recommended landscaping plans be prepared by a Registered Landscape Architect.

No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: November 14, 2012

Agency Address: Town of New Windsor Planning Board

Town Hall – 555 Union Avenue

New Windsor, New York 12553

Tel. (845) 563-4615

Contact Person: Genaro Argenio, Planning Board Chairman

**RESOLUTION OF THE PLANNING BOARD CONTAINING ITS REPORT  
ON THE SPECIAL USE PERMIT APPLICATION  
FOR A COMBINATION AFFORDABLE SENIOR HOUSING  
AND WORKFORCE HOUSING DEVELOPMENT**

*Temple Hill Apartments Totally Affordable Senior Citizen and  
Workforce Housing Site Plan  
PB #11-14*

WHEREAS, an application was made to the Town of New Windsor for special use permit and site plan approval by Warwick Properties (the "applicant") for a project described as the "Amber Grove Senior Totally Affordable Site Plan" development;

WHEREAS, the subject site consists of 19.5 +/- acres of land and is comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 35, block 1, and lot 28 (SBL 35-1-28), located on the east side of Temple Hill Road (NYS Route 300), in the R-5 (Multi-Family Residential) Zoning District; and

WHEREAS, the action involves a request for a special use permit and site plan approval for a 272-unit multi-family residential development, including 186 totally affordable senior citizen housing units, 84 workforce housing units and 2 caretaker apartments on a total of 19.5 +/- acres of land; and

WHEREAS, the proposed development is subject to the Town of New Windsor Zoning Code § 300-18.1 and 300-20 setting forth the procedures applicable for senior citizen housing and workforce housing special use permits;

WHEREAS, the applicant has submitted a fully executed full form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted a coordinated SEQRA review for this project; and

WHEREAS, New York General Municipal Law § 239 requires the referral of both the special use permit and site plan applications to the Orange County Planning Department ("OCPD") for its review and comment;

WHEREAS, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal

Law § 239-m, and OCDP responded with six (6) comments, four (4) dealing with the site landscaping and use of a Registered Landscape Architect, and the remaining two (2) regarding the driveway connection at the New Windsor Cantonment Site and integration of the proposed town road; OCDP recommended a local determination on this application; and

WHEREAS, the Town Board has referred the application to the Planning Board for its consideration and report pursuant to Zoning Law § 300-18(J)(3); and

WHEREAS, the Planning Board wishes to act on the Town Board's request for a report, and to take certain procedural steps in connection with the special use permit application;

NOW, THEREFORE, the Planning Board resolves as follows:

1. The Planning Board finds that the proposed location is appropriate for a combined senior citizen and workforce housing development, given its location to nearby businesses, and further that there is a need for senior citizen and workforce housing in the Town of New Windsor; and

2. The Planning Board directs that this resolution shall serve as the Planning Board's report under Zoning Law § 300-18(J)(3), and that a copy of this resolution be provided to the Town Board for its review; and

3. Both the special use permit application and site plan application approvals are actions subject to SEQRA, the Planning Board has previously declared its intent to serve as lead agency for SEQRA purposes, and previously circulated a lead agency notice sent to all other involved and interested agencies;

4. Serving as SEQRA Lead Agency, the Planning Board has concluded its SEQRA review and adopted the negative declaration attached hereto.

Upon motion made by Member MR. VANLEEWEN, seconded by Member MR. BROWN, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent

**TOWN OF NEW WINDSOR PLANNING BOARD  
COUNTY OF ORANGE**

**NEGATIVE DECLARATION**

*Temple Hill Apartments Totally Affordable Senior Citizen and  
Workforce Housing Site Plan  
PB #11-14*

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Type I Action, for a Coordinated Review of this Type I Action.

Name of Project: Temple Hill Apartments Totally Affordable Senior Citizen and  
Workforce Housing Site Plan

Action Type: Type I; Coordinated Review

Location: Town of New Windsor, County of Orange

Location: East side of Temple Hill Road (NYS Route 300)

Zoning District: R-5 (Multi-Family Residential) Zoning District

Tax Map Parcel: 35-1-28

**Summary of Action:**

The action involves a request for a site plan approval for a 272-unit multi-family residential development, including 186 totally affordable senior citizen housing units, 84 workforce housing units and two (2) caretaker apartments on a total of 19.5 +/- acres of land.

The project is located in the R-5 zoning district and the Town Historic Corridor. The proposed totally affordable senior citizen housing and workforce housing both require a Special Permit from the Town Board.

**Reasons Supporting the Negative Declaration:**

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting site plan approval for approval of this 272-unit multi-family residential development, including 186 totally affordable senior citizen housing units, 84 workforce housing units and two (2) caretaker apartments on a total of 19.5 +/- acres of land.

With respect to traffic patterns, traffic safety and emergency access, the proposed project will not have a significant effect on traffic. The proposed intersection with NYS Route 300 at the Temple Hill Apartments at will be constructed to provide separate right and left turning lanes for entering from NYS Route 300. These widening improvements will be completed in conformance with NYSDOT and AASHTO design criteria to accommodate all drivers. Connection to the Patriot's Bluff development will also include signalization at the intersection with NYS Route 300.

A stormwater pollution prevention plan has been prepared to address stormwater, erosion and sediment control for the grading and construction activities on site, and, as a result the project will



not negatively impact water resources. With respect to water and sewer resources, the facility is served by central water and sewer.

The project site is located in the R-5 zoning district of the Town and the Historic Corridor in proximity to Purple Heart Museum and the New Windsor Cantonment State Historic Site. The New York State Office of Parks, Recreation and Historic Preservation reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law) and determined the project will have No Impact upon cultural resources.

The proposed totally affordable senior housing and workforce housing are permitted use per respective overlay districts, and both uses require a Special Permit from the Town Board. The proposed site plan is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Visual impacts, traffic, solid waste generation, energy consumption, nor public service demands would be significant or excessive for the development associated with this proposed site plan. The proposed landscape plan provides a mix of deciduous trees and evergreen trees along the proposed Town Road and along internal drives. The Orange County Department of Planning provided comments on the landscaping and recommended landscaping plans be prepared by a Registered Landscape Architect.

No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: November 14, 2012

Agency Address: Town of New Windsor Planning Board

Town Hall – 555 Union Avenue

New Windsor, New York 12553

Tel. (845) 563-4615

Contact Person: Genaro Argenio, Planning Board Chairman

Member, Harry Ferguson

Aye Nay Abstain Absent

Member, Neil Schlesinger

Aye Nay Abstain Absent

Member, Henry Vanleeuwen

Aye Nay Abstain Absent

Chairman, Genaro Argenio

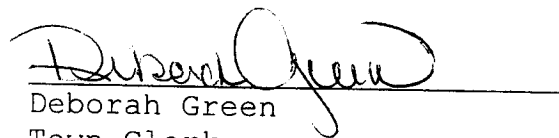
Aye Nay Abstain Absent

- - -

  
Genaro Argenio, Chairman

Dated: Dec. 5, 2012  
New Windsor, New York

Filed in the Office of the Town Clerk on this 5<sup>th</sup> day  
of December, 2012.

  
Deborah Green  
Town Clerk



## **MEMORANDUM**

TO: Dominic Cordisco, Esq.  
Jerry Argenio, Planning Board Chairman

FROM: Michael Blythe, Esq.

DATE: December 19, 2012

SUBJECT: Temple Hill Apartments – Special Use Permit

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Attached please find Town Clerk Certified Motion granting the Special Use Permit for Temple Hill Apartments which was passed by the Town Board on December 17, 2012. If you have any questions or require anything further, please advise.

MDB



# TOWN OF NEW WINDSOR


555 Union Avenue  
New Windsor, New York 12553  
Telephone/Fax: (845) 563-4611

OFFICE OF THE TOWN CLERK  
DEBORAH GREEN

I, **DEBORAH GREEN**, Town Clerk of the Town of New Windsor in the County of Orange, State of New York, **HEREBY CERTIFY** that the attached extract of the Minutes has been compared by me with the Minutes of the Special Town Board Meeting of the Town of New Windsor in the County of Orange, State of New York, held on the 17th day of December 2012, and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the corporate seal of said Town this 19th day of December 2012.

Town Seal

  
Deborah Green, Town Clerk  
Town of New Windsor

**MOTION - SPECIAL USE PERMIT - TEMPLE HILL  
APARTMENTS.**

**MOTION BY COUNCILMAN LUNDSTROM**

**SECONDED BY COUNCILMAN D'ANGELO**

That the Town Board of the Town of New Windsor grant a Special Use Permit for Temple Hill Apartments in accordance with the Resolution attached hereto.

**ROLL CALL: ALL AYES**

**MOTION CARRIED: 5-0**

**Special Town Board Agenda: December 17, 2012**

**MOTION – RESOLUTION – SPECIAL USE PERMIT – TEMPLE HILL APARTMENTS.**

**MOTION BY COUNCILMAN LUNDSTROM**

**SECONDED BY COUNCILMAN D'ANGELO**

WHEREAS, heretofore the Town Board has considered granting the special use permit of the "Temple Hill Apartments Totally Affordable Senior Citizen and Workforce Housing"; and

WHEREAS, following due notice the Town Board held a public hearing on December 17, 2012 on the proposed special use permit, and

WHEREAS, the Planning Board, as the lead agency in the coordinated SEQR review, has heretofore adopted a SEQR negative declaration finding that the approval of the site plan and special use permit would not have a significant impact on the environment, and

WHEREAS, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded recommending local determination; and

WHEREAS, the Town Board previously determined that there is a need for totally affordable senior citizen housing and workforce housing within the Town and amended the Town's Zoning Law to provide a mechanism for the siting of such needed housing; and

WHEREAS, the Town Board now wishes to make certain determinations and grant the special use permit;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Town Board hereby concurs with the Planning Board's SEQRA negative declaration for this action;
2. The Town Board finds that the applicant has met the requirements of Zoning Law §300-18 and §300-20 and hereby grants a special use permit to the applicant for a workforce housing development consisting of a 272-unit multi-family residential development, including 186 totally affordable senior citizen housing units, 84 workforce housing units and 2 caretaker apartments

AND BE IT FURTHER RESOLVED as follows:

That the Town Board does hereby grant the special use permit for the "Temple Hill Apartments Totally Affordable Senior Citizen and Workforce Housing" as the application and site meet or exceed the requirements of §§300-18.1 and §§300-20 of the Town of New Windsor Zoning Law, which approval is specifically conditioned on the following:

- a) Roadway surface and turning lane will be installed by applicant at its sole expense. No traffic control signal is warranted at this time. When it is determined that the signal is warranted, cost for same will be shared on a 50/50

basis with Developer for Patriot Bluff;

b) The applicant shall install master water meters for the project;

c) The applicant shall comply with the requirements of the Town of New Windsor Zoning Law §300-18.1 and § 300-20 and shall obtain site plan approval from the Planning Board and shall comply with any additional conditions imposed by said site plan approval.

**ROLL CALL: ALL AYES**

**MOTION CARRIED: 5-0**

**SPECIAL TOWN BOARD AGENDA: December 17, 2012**





**RESOLUTION ADOPTING A NEGATIVE DECLARATION  
FOR SITE PLAN APPROVAL**

*Temple Hill Apartments Totally Affordable Senior Citizen and  
Workforce Housing Site Plan  
PB #11-14*

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan by Warwick Properties, LLC (the "applicant") for a project described as the "Temple Hill Apartments Totally Affordable Senior Citizen and Workforce Housing";

**WHEREAS**, the subject site consists of 19.5 +/- acres of land and is comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 35, block 1, and lot 28 (SBL 35-1-28); and

**WHEREAS**, the action involves a request for site plan approval for a 272-unit multi-family residential development, including 186 totally affordable senior citizen housing units, 84 workforce housing units and 2 caretaker apartments on a total of 19.5 +/- acres of land; and

**WHEREAS**, the proposed action is located on the east side of Temple Hill Road (NYS Route 300), in the R-5 (Multi-Family Residential) Zoning District; and

**WHEREAS**, the applicant has submitted a fully executed full form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted a coordinated SEQRA review for this project; and

**WHEREAS**, the Planning Board declared its intent to become the Lead Agency with respect to the Proposed Action and circulated a Notice of Intent to be Lead Agency to other involved and interested agencies; and

**WHEREAS**, having received no objection to the proposed Lead Agency designation within thirty (30) days after circulation of the Notice of Intent, the Planning Board was automatically designated the Lead Agency for environmental review of the Proposed Action; and

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed site plan, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, a duly advertised public hearing on the application for site plan was held on October 24, 2012.

**WHEREAS**, on October 24, 2012 the public hearing on the application for site plan approval was closed; and

**WHEREAS**, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded with six (6) comments, four (4) dealing with the site landscaping and use of a Registered Landscape Architect, and the remaining two (2) regarding the driveway connection at the New Windsor Cantonment Site and integration of the proposed town road, recommending local determination; and

**WHEREAS**, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

**WHEREAS**, the applicant has submitted a proposed site plan consisting of nineteen (19) sheets, prepared by Pietrzak & Pfau Engineering and Surveying, PLLC, dated July 19, 2012 and last revised on October 25, 2012; and

**WHEREAS**, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of the site plan.

**NOW, THEREFORE**, be it resolved as follows:

1. The Planning Board is lead agency for a coordinated review of this action;
2. This is a Type I Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;

4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

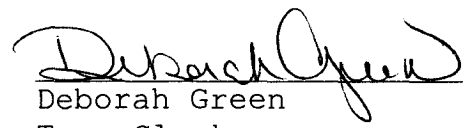
Upon motion made by Member MR. VANLEEUEWEN, seconded by Member MR. FERGUSON, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	Aye	Nay	Abstain	<u>Absent</u>
Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent
Member, Harry Ferguson	<u>Aye</u>	Nay	Abstain	Absent
Member, Henry VanLeeuwen	<u>Aye</u>	Nay	Abstain	Absent
Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent

Dated: November 14, 2012  
New Windsor, New York

  
Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 5<sup>th</sup> day of December, 2012.

  
Deborah Green  
Town Clerk

REGULAR ITEMS:

TEMPLE HILL APARTMENTS SITE PLAN (11-14)

MR. ARGENIO: The first regular item on tonight's agenda is Temple Hill Apartments site plan, totally affordable site plan by Warwick Properties. The plan, the application proposes 272 unit multi-family residential development on 19 1/2 acres. The plan was previously reviewed at the 14 September 2011, 9 November 2011, 8 August 2012, 10 October 2012 and the 24 October 2012 and last but not least 14 of November 2012 planning board meetings. I see Mr. Pfau is here, I see Mr. Mandelbaum in the audience. So Joe, I have a couple things I'd like to ask you about but in the interim, why don't you tell us what you've done and what you've not done, give us an update.

MR. PFAU: As Mark had indicated in his letter, we've had a couple workshop meetings since the last meeting to bang out the technical items in his previous review comments. I believe we have a handle on those. Next I want to highlight for the most part the big ticket items that were issues at the last planning board meeting. One of the big ones was the sequencing plan and what we have done is on the first sheet we have added some notes, let me start out by saying we did not make a formal submission for this.

MR. ARGENIO: I'm aware of that.

MR. PFAU: What we had done we indicated some general notes on the first page, I'll just go through them, there are notes 11, 12 and 13, it basically states the mass grading for the entire site shall be completed as outlined on sheet 11 prior to installation of utilities, that's going to be the mass grading.

MR. ARGENIO: Say that again.

MR. PFAU: Mass grading of the entire site shall be completed as outlined on sheet 11, which I will go through, that's just the sectionalization but the mass grading of the cuts and fills and that's going to be completed prior to the installation of the utilities. The second one says the proposed Road A, which is the town road and associated utilities are to be installed prior to the construction of the proposed senior housing and work force site improvements. So that will be the second part. And then the third one, the

71 pages  
\$ 77

proposed widening of New York State Route 300 shall be completed prior to the first issuance of a C.O. of any of the proposed building.

MR. ARGENIO: I think that accurately reflects what we discussed. Mark?

MR. EDSALL: Yes, and it's actually documenting everything the board discussed.

MR. PFAU: And then this is on the second sheet of the erosion control plan, this is part of the erosion control plan set and what we did was we basically broke out the mass grading into five separate phases, Phase I is the roadway and this is broken into individual phases based on the DEC requirements for the five acre maximum disturbance. Phase I is going to be the grading along the roadway, Phase II the cuts and fills on both sides of the roadway in the first section, Phase III same thing, it's going to be cuts out at the top and placed into the fill on this section and Phase IV as well Phase IV cut out of here, build on this portion of Phase V and Phase V because of the five acre maximum disturbance but all three phases will have dry ponds associated with them so there will be sediment ponds.

MR. VAN LEEUWEN: Holding ponds?

MR. PFAU: Yes, during all the movement operations. So I think, and then we have a general note that there is to be no more disturbance than five acres at a time so that I think that hopefully took care of the sequencing of the job, especially having to do with the mass grading. We also submitted because there was a question, yes, I'm sorry?

MR. VAN LEEUWEN: How deep is the fill going to be?

MR. PFAU: Cuts and fills.

MR. ARGENIO: There's some big fills here.

MR. PFAU: There's some cuts and fills in the neighborhood of 10 feet.

MR. ARGENIO: Why didn't you seek relief with the DEC from the five acre rule?

MR. MANDELBAUM: I'm sorry, did I seek relief? No, we

can try.

MR. ARGENIO: Just curious.

MR. MANDELBAUM: It makes sense what you're saying.

MR. ARGENIO: They'll give you that relieve depending on the pitch you give them. And the reason I mention it my thought has always been that, you know, if you have a competent guy doing the work better to go in there, hammer the thing, disturb it and stabilize it.

MR. MANDELBAUM: Do it once.

MR. ARGENIO: Rather than drag it out, sometimes more of an environmental issue than anything else.

MR. MANDELBAUM: I see. Joe's writing notes, makes sense the way you explain it. Really the right way to do it.

MR. ARGENIO: Knock it out, you have your disturbance, stabilize it.

MR. PFAU: Just the last part of that there was an issue at the last planning board meeting, we submitted our volume calculations so we do have a balanced site with the cuts and fills because that was a question that had come up and I stated that it was balanced but we provided the actual calculations I think were within 150 cubic feet.

MR. ARGENIO: How many yards of dirt?

MR. PFAU: Total, it's a lot, 90,000 90,000 cut, 90,000 fill.

MR. VAN LEEUWEN: Someplace going to be 10 feet, what are you going to do, tamp as you go along?

MR. PFAU: Yes, actually it's 90,343 cut, 90,190 fill so there's an excess of 150 yards.

MR. ARGENIO: Okay, what else you got, Joe?

MR. PFAU: Just to hit some more high points, what we had done with the plans we actually added a few extra sheets just to spread the information out because we had a lot of information on the cover sheet at a 60 scale so we provided additional sheets showing

dimensional information with regards to radii and that type of thing. We fixed all the bulk requirements, what little issues there were with that, we added crosswalks, signs for handicapped, all the particular things we actually added to the site plan set. There was an issue with regard to the access into the, we had increased the right-of-way to 50 foot and we indicate on here that it's a possible future access drive and it will require planning board approval prior to the construction of that drive.

MR. ARGENIO: Can you go to drawing three? Do you have that there? It's called the grading plan.

MR. PFAU: Yes.

MR. ARGENIO: What's this here?

MR. PFAU: That's a planter bed that's part of the storm water pollution prevention plan, the roof leaders in the rear of the buildings will go into that, it's a form of storm water treatment.

MR. ARGENIO: Like a big stone trench or something?

MR. PFAU: Yeah, it's got plants in it as well and an underdrain and it will drain out but it's a form of treatment, part of the new green technique. There's a detail on the detail sheets of that.

MR. ARGENIO: Where would I find that, do you know off the top of your head?

MR. PFAU: It would be on--

MR. ARGENIO: I have it, drawing 17 on the right-hand side, okay, I just was curious, I wanted to, I haven't seen that before.

MR. PFAU: With the new regulations they're asking to add sufficient green infrastructure and that's one of the popular ones DEC likes to use and we typically use that for treatment of the building roof.

MR. GALLAGHER: How deep of a swale is that?

MR. ARGENIO: Planting detail just to the left of that swale detail you're looking at.

MR. PFAU: Eighteen inches of road depth, 12 inch and



then there's a perforated pipe underneath that.

MR. ARGENIO: Okay, Joe, go ahead. Members, if anybody has a question, please just jump in.

MR. PFAU: That takes care of that. We have also completely addressed the details on the landscaping plans as far as mixing things up instead of everything being regimented and we have also added additional landscaping along the sides of the senior buildings that shows up on the detail plan as well.

MR. ARGENIO: I saw that, thank you.

MR. ARGENIO: I want to just for the benefit of the members and the public I want to go to something here, if you guys remember at the public hearing there's a lot of chatter about the safety of Route 300. I don't purport to be an expert in that area but because it was mentioned so many times, it's certainly something that I think this board would be foolish to overlook and we'd be doing the town a disservice and not be doing our jobs. Just ever so briefly, I want to read from the letter from the DOT and I want Mark to just offer like a little bit of layman's commentary for the benefit of the rest of the members. We have a letter from the New York State DOT and it says blah, blah, blah, blah, blah, blah, blah, that's the first page and then it goes on to talk about several high accident locations known as priority investigation locations have been identified near the development and those locations are Route 300 and County Route 69, Route 300 and 32, 94, which is Five Corners, we already know that, Route 94 and Route 32, and I'm going to read from this letter just for a moment. The applicant will be required to complete a highway safety investigation study and propose accident mitigation for the areas for the PIL located at and they list the route markers of Route 300. So I'd like to think that that was as a result of the planning board looking so closely at the traffic issue associated with this project but the state's going through this additional effort of having this highway safety investigation study being done so it certainly seems everybody is doing their due diligence and. So, briefly, Mark, could you please again in layman's terms for the benefit of the members describe to them what this highway safety investigation component refers to please?

MR. EDSALL: It is an additional submittal that's required to DOT as part of their highway work permit and it's called for in those cases where there's an area of concern based on an accident history. And it's interesting to note that the location is not either at the applicant's intersection with the state highway or anything relative to the immediate area of that intersection, it's actually back up at Union Avenue.

MR. ARGENIO: It's a few intersections away.

MR. EDSALL: Quite a ways away. But because it's within the area of influence of the overall traffic, they want as part of the highway work permit this evaluation to be made so that if there's any improvement that can be identified it would occur as part of that highway work permit.

MR. ARGENIO: They have identified those areas I would assume based on statistics.

MR. EDSALL: Based on accident history so it's a numerical trigger and it's good to note that there's not a location recommend relative to the intersection. This board is considering as part of approval it's just as when you do a traffic study you look at all nearby affected intersections, apparently there's a significant accident history up at 69.

MR. ARGENIO: That's the most important thing for me. Howard, Dave, Dan and Henry, just what Mark said that they're not identifying a history of significant accidents two, three, 400 yards up the road two, three, four up the road to the north or south, the problems are at the intersection north. So while I'm sure the people that spoke that evening at the public hearing were passionate about the, you know, the safety and what they spoke of, the statistics don't lie, the numbers don't lie. Joe, do you have a grip on this? Are you on top of this?

MR. PFAU: Yeah, we just submitted the traffic--

MR. ARGENIO: Phil's on top of it.

MR. MANDELBAUM: He has a copy of that letter.

MR. EDSALL: One important thing to note for the record is that the response from the state DOT did not include any specific comments pertaining to the intersection

which is shown on this application.

MR. ARGENIO: Why is that?

MR. EDSALL: They must be okay with it in concept, exactly. So the point is is if they had concerns or problems that would need to be addressed as part of the application before we would have to deal with it but they have no noted concerns, the additional submittal that's required is actually something that will not come to this board, it will be part of the highway work permit.

MR. ARGENIO: Mark, that doesn't surprise me and the reason I say that is because the consultants that Mr. Mandelbaum is using we know to be through years of experience the best in the business and obviously, you know, he's the guy that we use when we need traffic work done in the town. So Joe, what else do you have?

MR. PFAU: Everything else for the most part for the comments are details of utility details and cleanup, grading, I hit most of the highlights.

MR. ARGENIO: Relative to what you just said, are you actively working with Mark on getting that stuff cleaned up and getting it correct?

MR. PFAU: Yeah, as a matter of fact, I believe we have it cleaned up.

MR. EDSALL: All issues that were in my prior comments are either on their latest work set or there's a couple notes we have been just working out the final wording but they're done.

MR. ARGENIO: Where are you at with the town board?

MR. PFAU: I believe we have a meeting.

MR. MANDELBAUM: Next week on the 17th.

MR. PFAU: I think it's next week.

MR. MANDELBAUM: At 3:00 next Monday.

MR. ARGENIO: Is it fair for me to say, Joe, can you approach the dais, I do not have the most current plans with this symmetrical landscaping?

MR. PFAU: No.

MR. ARGENIO: These are not current?

MR. PFAU: No.

MR. ARGENIO: Can you ensure that next time you come, I'm not faulting you for this visit, next time you come can you make sure we have--

MR. PFAU: That plan might be but the overall set is not, we have another one.

MR. ARGENIO: You can see the symmetrical pattern that we're trying to get away from?

MR. EDSALL: The plans that we, in our last technical conference they had mixed up the plans so that they were less regimented throughout the whole site.

MR. ARGENIO: I want to make sure we see that because something that somebody here mentioned I don't remember who it was, Danny I think it might have been you, I want to make sure it gets put to bed.

MR. EDSALL: They had addressed that and part of the reason why the appearance occurred tonight was to give you an update but also to discuss the very important issue of the DOT progress.

MR. ARGENIO: I agree.

MR. EDSALL: Otherwise, after they're done with the town board, any additional changes they'll need to make as part of the special permit conditions when they come back in they should be a hundred percent up to speed.

MR. CORDISCO: Ready for final site plan approval at that time.

MR. ARGENIO: Dan, do you have any other thoughts?

MR. GALLAGHER: No.

MR. ARGENIO: You guys have any other thoughts on this?

MR. BROWN: No.

MR. SHERMAN: No.

MR. ARGENIO: He's done everything we've asked him to do. You certainly have. The biggest thing is the traffic and the safety in my mind at least.

MR. VAN LEEUWEN: I'd like to ask a question. You're not going to build forever on this where you're going to fill, the fill's coming in here?

MR. PFAU: We're not planning on a building there.

MR. VAN LEEUWEN: Okay.

MR. ARGENIO: That's a conservation easement.

MR. VAN LEEUWEN: I see that 2.23 acres.

MR. ARGENIO: Anything else we need to address?

MR. EDSALL: Not tonight, not that I'm aware of.

MR. ARGENIO: Counsel's not sleeping. Joe, what else can I tell you?

MR. PFAU: Hopefully, we'll wrap up with the town board and be back here for final approval.

MR. ARGENIO: Are we set with the walls, Mark, we talked about that?

MR. EDSALL: Yes, couple more notes we talked about.

MR. ARGENIO: Talked about the walls?

MR. EDSALL: Yes.

MR. ARGENIO: What did we talk about the walls?

MR. PFAU: About the height of the walls, what do you want to know?

MR. ARGENIO: What are they made out of?

MR. MANDELBAUM: Concrete two by two by fours.

MR. ARGENIO: Is that the case? Don't even waste your time, Joe, that's what we're talking about. That landscape plan at Town Hall, do you have that?

MR. EDSALL: I don't believe.

MRS. PELESHUCK: This is what I have.

MR. ARGENIO: When can you get that to her?

MR. PFAU: I'll bring it tomorrow.

MR. ARGENIO: I'll come see it tomorrow.

MRS. PELESHUCK: Okay.

MR. MANDELBAUM: What time you want it here, six?

MR. ARGENIO: I'll see you around 7:30.

MR. PFAU: I'll bring the full set.

MR. ARGENIO: I appreciate that, thank you.

MR. BROWN: Did we see any architectural rendering?

MR. ARGENIO: We didn't, Howard.

MR. PFAU: At the public hearing we brought some and I have this one is here, I did not bring the senior housing one with me but we had both of them at the public hearing.

MR. ARGENIO: What I was going to say, excuse me for interrupting, what I was going to say I didn't remember seeing it, if they say we did, I'm sure we did. What I was going to say I'm sure it's going to be similar to the other units that he did.

MR. MANDELBAUM: I can tell you--

MR. ARGENIO: Seems to me the other complexes I think they look pretty nice.

MR. BROWN: No problem with the senior but I have never seen the work force.

MR. MANDELBAUM: Senior housing is identical to the first complex within New Windsor.

MR. BROWN: Not a problem.

MR. MANDELBAUM: This is actually the work force housing you're looking at right here, this is it.

MR. ARGENIO: Stone on the bottom?

MR. MANDELBAUM: I've done them in Wallkill with the stone, looks very nice so I may just continue but this is the actual building, looks just like that.

MR. ARGENIO: I've seen the one in Wallkill, I think the stone looks nice, I do, I think it looks nice.

MR. MANDELBAUM: I know but stone walls--

MR. ARGENIO: It's fake stone, not even real stone.

MR. MANDELBAUM: My mason don't work for five dollars an hour.

MR. ARGENIO: Maybe do it in real stone.

MR. MANDELBAUM: No.

MR. ARGENIO: Okay, thank you for coming in this evening, we'll see you soon when you get squared away with the town board.

**Nicole Peleshuck**

---

**From:** Nicole Peleshuck

**Sent:** Monday, May 20, 2013 9:56 AM

**To:** 'Mark Edsall'; 'Dominic Cordisco'

**Subject:** 11-14 temple hill

Can I please have your closeout fee's for 11-14 Temple Hill , Jonah is ready to pay!

Thank you,

*Nicole Peleshuck*

Town of New Windsor  
Building Department, Planning, & Zoning Board, Secretary  
555 Union Avenue  
New Windsor, NY 12553  
845 563-4618 Phone & Fax

5/20/2013



## Nicole Peleshuck

---

**From:** Nicole Peleshuck  
**Sent:** Friday, May 17, 2013 12:57 PM  
**To:** 'Mark Edsall'  
**Subject:** RE: J1967 - Ridge Rise  
How much do you want me to get from him?

Thank you,

*Nicole Peleshuck*

Town of New Windsor  
Building Department, Planning, & Zoning Board, Secretary  
555 Union Avenue  
New Windsor, NY 12553  
845 563-4618 Phone & Fax

---

**From:** Mark Edsall [mailto:mje@mhepc.com]  
**Sent:** Friday, May 17, 2013 8:55 AM  
**To:** Nicole Peleshuck  
**Subject:** RE: J1967 - Ridge Rise

Make copies and get originals to Jack Finnegan.  
The bills need to be paid.

**Mark J. Edsall, P.E., P.P.**  
Principal / C.E.O.

**McGoey, Hauser and Edsall**  
Consulting Engineers, P.C.  
33 Airport Center Drive - Suite 202  
New Windsor, New York 12553  
845-567-3100  
mje@mhepc.com

---

**From:** Nicole Peleshuck [mailto:npeleshuck@town.new-windsor.ny.us]  
**Sent:** Friday, May 17, 2013 8:53 AM  
**To:** Mark Edsall  
**Subject:** RE: J1967 - Ridge Rise

Yes, I have all of them already I will let you know with the escrow.

Thank you,

*Nicole Peleshuck*

Town of New Windsor  
Building Department, Planning, & Zoning Board, Secretary

5/17/2013

555 Union Avenue  
New Windsor, NY 12553  
845 563-4618 Phone & Fax

---

**From:** Mark Edsall [<mailto:mje@mhepc.com>]  
**Sent:** Thursday, May 16, 2013 9:19 PM  
**To:** Nicole Peleshuck  
**Cc:** Jennifer Gallagher; Jack Finnegan  
**Subject:** FW: J1967 - Ridge Rise

Nicole

Were these bills sent to PB ?

Did you see them ?

We need to make sure they are accounted for against Tomer's escrow.  
Please make sure there is still money left in his escrow account.

Mark

---

**From:** Mark Edsall  
**Sent:** Thu 5/16/2013 12:34 PM  
**To:** NW - Jack Finnegan ([jfinnegan@town.new-windsor.ny.us](mailto:jfinnegan@town.new-windsor.ny.us))  
**Subject:** FW: J1967 - Ridge Rise

Jack

Can you check on the status of these invoices.

They are for traffic consultation for the Ridge Rise Project for the Planning Board.

PB Project number is 04-27.

Mark

Mark J. Edsall, P.E., P.P.  
Principal / C.E.O.

McGoey, Hauser and Edsall  
Consulting Engineers, P.C.  
33 Airport Center Drive - Suite 202  
New Windsor, New York 12553  
845-567-3100  
[mje@mhepc.com](mailto:mje@mhepc.com)

---

**From:** Jenny Rosa [<mailto:jrosa@maserconsulting.com>]  
**Sent:** Thursday, May 16, 2013 11:04 AM  
**To:** Mark Edsall  
**Cc:** Philip Grealy  
**Subject:** J1967 - Ridge Rise

5/17/2013

Mr. Edsall,

Philip Grealy asked me to forward you copies of the four (4) Ridge Rise Maser Invoices, per your request.

Please let me know if you need any additional information.

Thank you,  
Jenny

---

**Jenny Rosa**

Sr. Administrative Assistant

**Maser Consulting P.A.**

11 Bradhurst Avenue | Hawthorne, NY 10532

P: 914.347.7500 ext: 4800

[www.maserconsulting.com](http://www.maserconsulting.com)



Please consider the environment before printing this e-mail.

---

2013 is off to an exciting start at Maser Consulting. We are starting the year with a new management structure! New hire, **Kevin L. Haney, P.E.**, formerly of KLH Consultants and Bohler Engineering, has accepted the position of COO and **Leonardo E. Ponzio, P.L.S.** has been promoted to the newly created CAO position. We are also pleased to announce the acquisition of John Collins Engineers P.C., Westchester County, NY and our new Energy Service line based in Albany and headed by **Steven J. DeCarlo**, former Sr.. VP of NY Power Authority.

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5/17/2013

33 Airport Center Drive - Suite 202  
New Windsor, New York 12553  
845-567-3100  
[mje@mhepc.com](mailto:mje@mhepc.com)

---

**From:** Nicole Peleshuck [<mailto:npeleshuck@town.new-windsor.ny.us>]  
**Sent:** Friday, May 17, 2013 8:53 AM  
**To:** Mark Edsall  
**Subject:** RE: J1967 - Ridge Rise

Yes, I have all of them already I will let you know with the escrow.

Thank you,

*Nicole Peleshuck*

Town of New Windsor  
Building Department, Planning, & Zoning Board, Secretary  
555 Union Avenue  
New Windsor, NY 12553  
845 563-4618 Phone & Fax

---

**From:** Mark Edsall [<mailto:mje@mhepc.com>]  
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**To:** Nicole Peleshuck  
**Cc:** Jennifer Gallagher; Jack Finnegan  
**Subject:** FW: J1967 - Ridge Rise

Nicole

Were these bills sent to PB ?

Did you see them ?

We need to make sure they are accounted for against Tomer's escrow.

Please make sure there is still money left in his escrow account.

Mark

---

**From:** Mark Edsall  
**Sent:** Thu 5/16/2013 12:34 PM  
**To:** NW - Jack Finnegan ([jfinnegan@town.new-windsor.ny.us](mailto:jfinnegan@town.new-windsor.ny.us))  
**Subject:** FW: J1967 - Ridge Rise

Jack

Can you check on the status of these invoices.

They are for traffic consultation for the Ridge Rise Project for the Planning Board.

PB Project number is 04-27.

5/17/2013

**LEGAL DESCRIPTION  
FOR  
TEMPLE HILL APARTMENTS  
20' WIDE UTILITY EASEMENT  
TAX MAP SECTION 35, BLOCK 1, LOT 28  
P&P NO. 11115.01**

ALL that certain piece or parcel of land situated in the Town of New Windsor,  
County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side line of New York State Route 300,  
said point being a point in common with lands now or formerly of Temple Hill Realty,  
LLC, Tax Map Section 35, Block 1, Lot 28, said point being further referenced as being  
N04°45'00"W 28.67 feet from a point in common with lands now or formerly of Shook,  
Tax Map Section 35, Block 1, Lot 34; and running thence along said side line  
N04°45'00"W 25.73 feet; thence leaving said side line and running through Lot 28, as  
shown on a map entitled "Temple Hill Apartments", as prepared by Pietrzak & Pfau  
Engineering & Surveying, PLLC N46°15'14"E 215.43 feet; thence N86°10'25"E 140.68  
feet to a point in common with the Proposed 50' Wide Right-of-Way to be Dedicated to  
the Town of New Windsor, as shown on the above mentioned map; thence along said  
side line on a curve to the left with a radius of 225.00 feet and an arc length of 42.27 feet;  
thence leaving said side line and running through Lot 28 as shown on the above  
mentioned map S86°10'25"W 170.59 feet; thence S46°15'14"W 224.36 feet to the point  
or place of beginning.

Subject to any easements or agreements, if any.

**LEGAL DESCRIPTION  
FOR  
TEMPLE HILL APARTMENTS  
PROPOSED 50' WIDE RIGHT-OF-WAY TO BE DEDICATED TO THE  
TOWN OF NEW WINDSOR  
TAX MAP SECTION 35, BLOCK 1, LOT 28  
P&P NO. 11115.01**

ALL that certain piece or parcel of land situated in the Town of New Windsor,  
County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side line of New York State Route 300,  
said point being a point in common with lands now or formerly of New York State, Tax  
Map Section 35, Block 1, Lot 27, said point being further referenced as being a point in  
common with lands now or formerly of Temple Hill Realty, LLC, Tax Map Section 35,  
Block 1, Lot 28; and running thence along said Lot 27 N83°51'45"E 159.75 feet; thence  
leaving said Lot 27 and running through Lot 28, as shown on a map entitled "Temple Hill  
Apartments", as prepared by Pietrzak & Pfau Engineering & Surveying, PLLC  
S06°08'15"E 15.94 feet; thence N85°18'58"E 18.79 feet to a point of curvature; thence  
on a curve to the right with a radius of 175.00 feet and an arc length of 116.93 feet to a  
point of tangency; thence S56°24'07"E 78.62 feet to a point of curvature; thence on a  
curve to the left with a radius of 175.00 feet and an arc length of 174.90 feet to a point of  
tangency; thence N66°20'10"E 359.66 feet to a point of curvature; thence on a curve to  
the right with a radius of 314.00 feet and an arc length of 51.72 feet to a point of  
tangency; thence N75°46'25"E 188.69 feet to a point of curvature; thence on a curve to  
the left with a radius of 425.00 feet and an arc length of 86.13 feet to a point in common  
with lands now or formerly of AVR RPA Dev., LLC, Tax Map Section 4, Block 2, Lot  
21.23; thence along said Lot 21.23 S18°20'00"E 50.39 feet; thence leaving said Lot  
21.23 and running through Lot 28, as shown on the above mentioned map, on a curve to  
the right with a radius of 475.00 feet and an arc length of 89.69 feet to a point of

tangency; thence S75°46'25"W 188.69 feet to a point of curvature; thence on a curve to the left with a radius of 264.00 feet and an arc length of 43.48 feet to a point of tangency; thence S66°20'10"W 359.66 feet to a point of curvature; thence on a curve to the right with a radius of 225.00 feet and an arc length of 224.87 feet to a point of tangency; thence N56°24'07"W 78.62 feet to a point of curvature; thence on a curve to the left with a radius of 125.00 feet and an arc length of 83.52 feet to a point of tangency; thence S85°18'58"W 167.48 feet to a point in common with the easterly side line of New York State Route 300; thence along said side line N15°08'00"W 62.92 feet to the point or place of beginning.

Containing 1.47± acres of land.

Subject to any easements or agreements, if any.

MFC/tmp

11115.01 Proposed 50' Right-of-Way 2013-01-24



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
TELEPHONE: (845) 563-4630  
E-FAX: (845) 563-4630

**TOWN ATTORNEY**  
MICHAEL D. BLYTHE, ESQ.

April 9, 2013

Orange County Clerk  
Parry Building  
4 Glenmere Cove Road  
Goshen, NY 10924

Re: Warwick Properties, Inc. to Town of New Windsor

Dear Clerk:

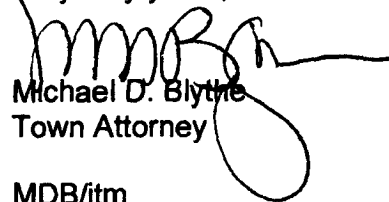
Enclosed, for recording in your office, please find the following:

1. Outside User Agreement (Water) w/corresponding TP-584;
2. Utility Easement w/corresponding TP-584; and
3. Irrevocable Offer of Dedication for 50' Right-of-Way w/corresponding TP-584.

In addition, I enclose a check from Warwick Properties, Inc. payable to your order in the amount of \$230.00 representing the filing fees for same. Kindly return the recorded originals to my attention.

If you have any questions, or require anything further, please advise.

Very truly yours,



Michael D. Blythe  
Town Attorney

MDB/jtm  
Enc.

cc: Steven S. Heyman, Esq. w/o enclosures (via email)  
Kadan M. Sample, Esq. w/o enclosures (via email)  
Jonah Mandelbaum w/o enclosures (via email)



## Nicole Peleshuck

---

**From:** Jessica Marina  
**Sent:** Tuesday, April 23, 2013 10:31 AM  
**To:** Nicole Peleshuck  
**Subject:** FW: Temple Hill Apts.

**Attachments:** 04092013 letter to OC Clerk forwarding documents for recording - Temple Hill Apt..pdf



04092013 letter to  
OC Clerk for...

YI - for your file.

-----Original Message-----

From: Jessica Marina  
Sent: Tuesday, April 23, 2013 10:27 AM  
To: Mark Edsall  
Cc: jonah@mjjcorp.com  
Subject: FW: Temple Hill Apts.

Mark:

Per Jonah's request, enclosed please find copy of my correspondence to the Orange County Clerk of April 9th. Steve Heyman has provided us with the original deed for the roadway which is fully executed and we are holding in escrow until such time as dedication is appropriate. My office has no outstanding issues with Temple Hill at this time. Please note we have not addressed the Moodna Majestic allocation.

Michael D. Blythe, Town Attorney  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
Tel. & E-Fax: 845-563-4630  
mblythe@town.new-windsor.ny.us

-----Original Message-----

From: Jessica Marina  
Sent: Wednesday, April 10, 2013 12:03 PM  
To: 'Steve S. Heyman'; Kadan Sample (ksample@chwattys.com); jonah@mjjcorp.com  
Subject: Temple Hill Apts.

Attached, for your files, please find letter to Orange County Clerk forwarding documents for recording. We will hold the deed in escrow until such time as the road is dedicated.

Jessica T. Marina, Paralegal  
Town Attorney's Office  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
Tel. & E-Fax: 845-563-4630  
jmarina@town.new-windsor.ny.us



**STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
REGION 8  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, NEW YORK 12603  
www.dot.ny.gov**

**WILLIAM J. GORTON, P.E.  
ACTING REGIONAL DIRECTOR**

**JOAN McDONALD  
COMMISSIONER**

March 13, 2013

Mr. Travis B. Ewald, P.E.  
PIETZRAK & PFAU, PLLC  
205 Greenwich Avenue, Suite A  
Goshen, NY 10924

**RE: PIN AW08.06.70M, TEMPLE HILL APARTMENTS  
ROUTE 300  
TOWN OF NEW WINDSOR, ORANGE COUNTY**

Dear Mr. Ewald:

We have reviewed the submission received on February 14, 2013 and offer our comments below.

1. A primary concern is the necessary widening of Route 300 in the project area. The shoulder bypass at the Purple Heart Museum must transition into the proposed southbound through/left turn area at the entrance to the project.
2. All new pavement (including shoulders) must be full depth.
3. Route 300 is not at this time a designated bike route. However, 6 foot shoulders must be maintained on both sides of Route 300 to accommodate bicyclists.
4. Existing drainage facilities (basins, culvert pipes, etc.) must be inspected for condition and capacity. Submit inspection reports.
5. Any new drainage facilities must be installed at the proper offsets.
6. The Traffic Impact Study discusses extending Temple Hill Road to the Patriots Bluff development to create a continuous roadway from NYS Route 32 and NYS Route 300. The TIS explains that traffic signal warrants for a signal at the Route 300/Temple Hill Road intersection are met if this roadway is built. The cover sheet for the PLAN SET notes this extension as being CONSTRUCTED BY OTHERS. The permittee must explain in detail how and when this extension would take place.
7. The Traffic Study states that traffic signal warrants are met for a signal at Route 300 and the proposed town highway. Explain how the projected hourly traffic volumes used in the traffic signal warrant study were computed. The calculations must be included with the explanation. Submission of the signal warrant study does not indicate or imply approval of a signal by NYSDOT.
8. The NYSDOT UTILITY/STRIPING PLAN sheet 21 shows many lines. Please simplify the drawing such that the striping plan is clear. A separate striping plan is needed. A 20 scale drawing is necessary.
9. A design speed must be determined to establish correct dimensions of turn lanes and lane tapers. Supporting calculations / references must be submitted.
10. Pavement markings shall comply with the current National Manual of Uniform Traffic Control Devices (2009) and the New York State Supplement to the NMUTCD (2011).
11. Signs shall comply with the current NMUTCD and NYSDOT standards.
12. A Work Zone Traffic Control (WZTC) plan for all phases of construction which impact Route 300 must be submitted with the full plan set.
13. The applicant shall satisfactorily complete the Smart Growth Prescreening Tool required under the NYS Smart Growth Public Infrastructure Policy Act (SGPIPA).
14. This project is subject to the requirements of the State's Drivers First initiative. Delay to the traveling public must be minimized.



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
REGION 8  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, NEW YORK 12603  
www.dot.ny.gov

RECEIVED

APR 30 2013

BUILDING DEPARTMENT

WILLIAM J. GORTON, P.E.  
ACTING REGIONAL DIRECTOR

JOAN McDONALD  
COMMISSIONER

April 23, 2013

Minzi Pan, P.E.  
PIETZRAK & PFAU, PLLC  
205 Greenwich Avenue, Suite A  
Goshen, NY 10924

RE: PIN AW08.06.70M, TEMPLE HILL APARTMENTS  
ROUTE 300  
TOWN OF NEW WINDSOR, ORANGE COUNTY

Dear Ms. Pan:

We have reviewed the submission dated April 8, 2013 and find the project plan and proposed mitigations sufficiently developed for conceptual approval. Please note the following comments which may be addressed while developing detailed highway improvement plans.

1. The sewer line shown on Plan sheets 6, 21, and 23 must be cut back and capped beyond the Right of Way line.
2. The invert of the 30" CMP on the west side of Route 300 must be exposed for full inspection.
3. At this time it appears that the Temple Hill development is closer to construction than the Patriots Bluff development. The request for a signal will be considered at the appropriate time when more advanced information for the Patriot Bluff project is available. At such time, the Signal Warrant analysis with plan set should be submitted.
4. The proposed THROUGH arrow pavement markings (Plan sheets 21 and 22) are not needed and should be removed from the plans.
5. A Work Zone Traffic Control plan for all phases of construction which impact Route 300 must be submitted with the full plan set. Indicate the local speed limit on the WZTC plan.
6. Note No. 2 on Drawing No. 24 should read: Lane closures, if necessary will be prohibited between the hours of 6:00 AM and 9:30 AM and 3:30 PM and 6:00 PM
7. The applicant's resubmission should include enumerated comments noting sheet, date, detail no., etc. Each revision is to be clouded (or otherwise called out) with a revision number.
8. Future submissions shall be electronic (PDF) with one paper copy to both of the following:

Highway Work Permit Coordinator	Permit Engineer
NYS Dept. of Transportation	NYS Dept. of Transportation
4 Burnett Blvd.	112 Dickson Street
Poughkeepsie, NY 12603	Newburgh, NY 12550

When detailed highway improvement plans are submitted additional detail comments should be expected.

If you have any questions please feel free to contact me.

Very truly yours,

Michael Sassi, P.E.  
Regional Highway Work Permit Coordinator

cc: Town of New Windsor Planning Board  
Orange County Planning Dept.  
Siby Zachariah-Carbone, Permit Engineer, Res. 8-4



# PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

January 28, 2013

Genaro Argenio, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

**RECEIVED**

**JAN 28 2013**

**BUILDING DEPARTMENT**

Re: Temple Hill Apartments  
Tracking No. PA2011-257  
P&P No. 11115.01

Dear Mr. Argenio:

In reference to the above project, attached please find two (2) copies of a revised site plan for checking prior to signature. Also, attached please find legal descriptions for the 20' wide utility easement and proposed 50' wide right-of-way, as well as cost estimates for the private and public improvements.

Please let us know if the plans are acceptable for signature. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Travis B. Ewald, P.E.

TBE/tmp  
attachment

11115.01 Checking Prior to Signature Letter 2013-01-28



## New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

**Andrew M. Cuomo**  
Governor

**Rose Harvey**  
Commissioner

November 14, 2012

Mark J. Edsall  
New Windsor Town Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Re: DOT  
Senior & Workforce Housing - Temple Hill  
Apartments  
Temple Hill Rd, (NY 303) adjacent to New  
Windsor C/NEW WINDSOR, Orange County  
12PR03316

Dear Mr. Edsall:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation



**COUNTY OF ORANGE**

**DEPARTMENT OF PLANNING**

**EDWARD A. DIANA**

COUNTY EXECUTIVE

124 MAIN STREET

GOSHEN, NEW YORK 10924-2124

TEL: (845)291-2318 FAX: (845)291-2533

[WWW.ORANGECOUNTYGOV.COM/PLANNING](http://WWW.ORANGECOUNTYGOV.COM/PLANNING)

[PLANNING@CO.ORANGE.NY.US](mailto:PLANNING@CO.ORANGE.NY.US)

**DAVID CHURCH, A.I.C.P.**

COMMISSIONER

October 24, 2012

Mr. Genaro Argenio, Chairman  
Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

Re: Request for Lead Agency status of Temple Hill Apartments Site Plan

Dear Chairman Argenio

Our office is in receipt of the lead agency coordination request related to the above mentioned Project. County Planning has no interest in assuming Lead Agency with regard to this project, but we would like the opportunity to review any additional SEQRA information that is provided by the Applicant.

Thank you for giving our office the opportunity to respond to your request. County Planning looks forward to reviewing the application when it is referred to us for our comments under the General Municipal Law. The Planner from our office that will be reviewing this project is Chad M. Wade, R.L.A.; questions, comments, or additional information should be directed to him.

Sincerely,

David E. Church, AICP  
Commissioner

NOV 01 2012

11-14



# PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

November 15, 2012

*VIA E-Mail & Regular Mail*  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Re: Temple Hill Apartments  
Tracking No. PA2011-257  
P&P No. 11115.01

Dear Members of the Board:

In reference to the above project, enclosed please find one (1) copy of the November 14, 2012 letter from the New York State Office of Parks, Recreation and Historic Preservation, which indicates that the project will have no impact upon cultural resources.

Should you have any questions or require anything further, please do not hesitate to contact our office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Joseph J. Pfau, P.E.

JJP/tmp  
enc.

cc: Mark Edsall, P.E., w/enc.  
Dominic Cordisco, Esq., w/enc.

11115 pb submission ltr 2012-11-15



PROJECT: TEMPLE HILL APARTMENTS P.B. # 11-14

**NEGATIVE DEC:**

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y\_\_\_\_N\_\_\_\_

M)\_\_\_S)\_\_\_VOTE: A\_\_\_N\_\_\_  
CARRIED: Y\_\_\_N\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ SCHEDULE P.H.: Y \_\_\_\_\_ N \_\_\_\_\_

SEND TO O.C. PLANNING: Y\_\_\_\_  
SEND TO DEPT. OF TRANSPORTATION: Y\_\_\_\_

REFER TO Z.B.A.: M)\_\_\_\_\_ S)\_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

RETURN TO WORK SHOP: Y N

M(Call) S) Brown VOTE: A 5 N X

NEED NEW PLANS: Y ☒ N ☐

APPROVED:

APPROVED: \_\_\_\_\_  
 subject to: ~~an~~ <sup>outside user agreement for water</sup> ~~agreement~~ <sup>service</sup>  
 - ME COMMENTS

**CONDITIONS – NOTES:**

Highway work is going to be completed prior to a CO being issued.

6 months after Thru Road - Public Bonding: report or 6 months after 50% for traffic light water & sewer main all site plan



# TOWN OF NEW WINDSOR

## TOWN CLERK'S OFFICE

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12553

Telephone/FAX: (845) 563-4611

### REQUEST FOR PUBLIC RECORDS

Date: 2/27/2013

Name: George R Hopkins

Address: 1078 RT 94 PO Box 564

Vails Gate NY 12557

Phone: (845) 565-7080 - work Home 561-4594

Representing: MY SELF

#### **Please specify:**

- Property location (street address or section, block and lot number)
- Department you are requesting records from
- Describe information requested as fully as possible

Look at report: 'PONTIAC CROSS MARY PROPERTY

**Documents may not be taken from office**

REGULAR ITEMS:

TEMPLE HILL APARTMENTS SITE PLAN (11-14)

MR. ARGENIO: Next on tonight's agenda is Temple Hill Apartment site plan. This application proposes 272 unit multi-family residential development on total of 19.5 acres. The plan was previously reviewed at the 14 September 2011, 9 November 2011, 8 August 2012, 10 October 2012 and 24 October 2012 planning board meetings. I see Mr. Pfau coming up here to make a presentation. Joe, thank you for coming in. Can you please update us on the ground you've covered since we met last?

MR. PFAU: Yes, if you recall we had a public hearing at our last meeting, the public hearing was closed, I believe that was on the 24th of October. We received a letter from Mr. Edsall's office with the number of technical comments. We did respond to a number of them but because of the timeframe to get back on the agenda which was two days later, we did not get all the comments done. But the reason was we wanted to get back on this agenda for two reasons, number one was hopefully the 30 days has passed for SEQRA. Secondly, we were hoping to get a positive recommendation to the town board for the overlay zone. We understand that after all of that is done and we get, hopefully get our approval from the town board, we'll be coming back to this board for a final site plan approval. So I'm not, we're not looking for any approvals this evening. We're just hopefully looking for number one, a negative declaration, number two, a positive recommendation to the town board. We do realize we have a number of issues, although since we have made that submission two Fridays ago we have wrapped up just about the rest of the comments and also this afternoon we did receive a letter from office of SHPO signing off, came in about 4:30 this afternoon.

MR. ARGENIO: Did you transmit that to the planning board secretary?

MR. PFAU: Everything was closed up by then. I may have gotten e-mail, we asked for a direct e-mail, they it got directly e-mailed to you, Mark.

MR. EDSALL: I haven't seen it yet.

MR. PFAU: They were out in the field, they promised

21 pages  
\$147-

they'd get back, I have the extra copies. I have an e-mail from Dave Matthews.

MR. ARGENIO: Just briefly for the benefit of the board members, we don't have official possession of this yet but I'm not going to read the whole letter but the next to the last paragraph says based on this review, it's the office of Parks and Historic Preservation's opinion that your project will have no impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places. If you have any more questions, call us. Joe, take this please and please formally transmit it to Nicole so we have it as part of the record.

MR. PFAU: Okay.

MR. ARGENIO: Let's briefly talk about the plan a little bit. Joe, please hear me on this and I don't want to be talking to your back.

MR. PFAU: Sorry.

MR. ARGENIO: Mark's technical comments are multiple pages long, this is the third meeting in spite of your overage of mia copas that you only had a couple days to work on it that the technical comments are multiple pages long. We folks up here just about volunteer our time as a matter of community and we don't typically get into them with great detail the technical comments that is, they do take up our time and I will not put you on the agenda next time if the technical comments are that extensive.

MR. PFAU: Fair enough.

MR. ARGENIO: Do you understand?

MR. PFAU: Completely.

MR. ARGENIO: I'm going to ask that prior to the next time you come to this board, prior to that you have a meeting with Mark Edsall, we'll call that a workshop meeting, he's in Town Hall I don't know what day, figure it out with him and please get with him at a time that's substantial enough prior to the next meeting where the technical, you'll have adequate time to address the technical comments. And I recognize and acknowledge that a lot of them are not heavy lifting but this is a substantial high profile project in a

critical area of the town and it's important that we're buttoned up appropriately.

MR. PFAU: Agreed.

MR. ARGENIO: I don't want to beat it to death, it is what it is, I'm sure you've got the message.

MR. PFAU: Yes.

MR. ARGENIO: That said, members please have a look at the comments and let's try to not to focus on the technical engineering aspects because it would seem to me that they are manageable. And Harry and Howard, as I just said, they'll need to be managed and corrected before we take this further. And Mr. Pfau I'm sure will take care of that. While you guys are perusing the comments, I would just like to hit a couple of things that I've looked at and considered. I want to make a few bullet points for you, Mr. Pfau, and then there are a few questions that I have in addition to whatever questions the members may have, starting with the bullet points that I'd like to highlight for you, Mr. Pfau, I want to make sure that you have taken pains to make sure the unit count is correct on the plans. It's important just so the details are buttoned up. Mark has a comment talking about the 24 foot drive with the 30 foot easement, Mark, I'd like you to elaborate on this depending on the use of the road the 24 foot width may be inadequate, what are you referring to, Mark, with that specifically?

MR. EDSALL: Well, the plan includes and I think it's very gracious of Jonah to offer it, an access to the Purple Heart Museum, and I think the intent there is that once the traffic signal in place, it would provide them much easier movements through the signalized intersection up to the Purple Heart Museum rather than from the driveway that currently exists that was picked up by Orange County Planning also as something that would be beneficial. I think it should be recognized that there could be quite a bit of volume of traffic, larger vehicles, emergency vehicles and putting in a road that's less than the width of a town road for a facility of that type may not be wise or at minimum we should make sure that the right amount of space is reserved so if the state determines they want to put in a 28 foot wide road, there's plenty of room. If you reserve a 30 foot access, you don't have much room. What I am suggesting merely increase the reservation

strip to at least 50, it really doesn't affect the site plan because it's off to the side and that way the state can do whatever the heck they want but we have reserved enough space.

MR. ARGENIO: I wouldn't imagine you'd take exception to that.

MR. PFAU: Can I keep the 24 foot?

MR. EDSALL: Put the size of the road or as determined by the state, if they want to make it wider, there's room.

MR. ARGENIO: Okay, I didn't quite understand the precise nuances.

MR. VAN LEEUWEN: Fifty foot easement.

MR. ARGENIO: There's plenty of room to modify it at a later date.

MR. PFAU: That's easy.

MR. ARGENIO: Make sure we get the details for the coverage on the roof structure, enclosure structure on the waste receptacle areas.

MR. PFAU: Yes, the architect's working on that.

MR. ARGENIO: And I would remind you that I think we spoke of this that we need some type of lighting in there, I'm sure we spoke of that.

MR. PFAU: Yes.

MR. ARGENIO: Something you know.

MR. PETRO: Mr. Chairman, we're looking at Mark's comments which are 38 strong and I do--

MR. ARGENIO: Which are what?

MR. PETRO: Thirty-eight bullet points, I'm not saying this is the most important but being you're on the subject, the work force housing dumpster enclosures you only have the one that Mark mentions and I think that's highly, how many units in the work force?

MR. PFAU: There are a total of 42 in each building so

84 total.

MR. PETRO: Eighty-four going into one dumpster, I rest my case. I don't even have to go any further. I would suggest you go down to Windsor Crest, some other places that have been built up, look at what they have.

MR. ARGENIO: Are you suggesting an additional enclosure to accommodate building two?

MR. PETRO: Absolutely, one for 84 units, that's just, you know.

MR. PFAU: Just for clarification, it's not a single dumpster, it's a facility.

MR. PETRO: Still, for somebody it's a long walk from somewhere, they can't all be next to it.

MR. BROWN: We have four dumpsters for 102 units.

MR. ARGENIO: Four dumpsters or four dumpster enclosures?

MR. BROWN: Four dumpster enclosures, two in each enclosure, there's two to three dumpsters.

MR. ARGENIO: Jimmy's right, we should include something for building two, certainly wisdom in that. Mark, let's talk just for a moment or Joe Pfau about the, not about the parking, the plans, not parking requirement of one space per unit and two spaces per work force, the code amendments or Dominic, whoever is competent to comment on this, the code amendments adopted by the board now requires two and a half spaces per each unit.

MR. CORDISCO: As part of the referral to the town board, we should seek clarification from the town board as to whether or not the new zoning amendments were even intended to apply to existing projects and create additional hurdles for existing projects or if it was only for projects going forward after the zoning amendments, projects that don't that come to be applied for after the zoning amendments go into effect and that would provide some clarity and may require the town board to take some action to make that clarification. But I think that as part of the referral this is something that we need guidance from on the town board's level.

MR. ARGENIO: Okay, that's their purview, I guess.

MR. CORDISCO: Correct.

MR. PETRO: Can I speak again, Mr. Chairman?

MR. ARGENIO: Yes.

MR. PETRO: You don't want to get home before midnight do you?

MR. ARGENIO: Gracious sixth member.

MR. PETRO: When the intent of the town board is to make something be better and i.e. in this case the extra parking because we know from experience where my mother lives that the parking is highly inadequate so the intent here, how far up did it go up a half a parking spot?

MR. EDSALL: One to two and a half for one case and from two to two and a half for the other.

MR. PFAU: I just don't, we couldn't find that anywhere in the code and it's not in the code yet, we were, just couldn't find those.

MR. EDSALL: It's in the parking regulations, off-street parking specs.

MR. PFAU: Senior citizens went up from one to two.

MR. EDSALL: Both senior and work force housing went to two and a half per unit.

MR. ARGENIO: Let me say this, Jimmy, we don't disagree often and I don't want to have a debate about this but I disagree with you, you could very well be right but in all the talk about the senior housing and the parking, et cetera, et cetera, I did visit that facility over near Rite-Aid several times. I didn't park there day after day, I did visit it and there were empty stalls everywhere. Now that doesn't mean that on Thanksgiving when everybody is visiting Grandma or Christmas or Easter it's not mobbed and they're overflowing that could very well be the case.

MR. PETRO: Or nighttime.

MR. ARGENIO: I went there during the day several times specifically to do my due diligence and there were stalls. But I don't want to have that debate cause it's not our debate, it's more of a town board issue, figure out the code, Joe, you have to deal with that with the town board.

MR. PFAU: As far as a referral from this board would something from this board be able to be gotten to help us along in that regard?

MR. ARGENIO: What does that mean?

MR. PFAU: I want a positive, well, I'll come flat out and say Mr. Mandelbaum has a bunch of these facilities and he's very comfortable with the parking count and I will come right out and say that the project falls apart completely with those new parking regulations so we can't come even close, not even close.

MR. ARGENIO: Well, I mean, I don't know whether it's ours to make that determination, A, it's a code issue, that's a number one, B, if it's, if some code issue is grandfathered from then till now, that's not the planning board that does that.

MR. PFAU: Just asking a question.

MR. ARGENIO: I hesitate to put any spin on it at all, quite frankly, other than what we have discussed already.

MR. EDSALL: Just for clarification, there's also in the code says senior citizen housing, this particular application is affordable senior housing as far as I understand.

MR. PFAU: Yes.

MR. EDSALL: So it's in the text, it refers to the one single type so there might be some flexibility in that regard because there's a different type of occupancy for the totally affordable. The other thing is depending upon how the town board determines the flexibility and grandfathering cause there are other issues that have come about, you still have as part of the same code that increased the parking spaces flexibility under the same section under Subsection F, the ability to modify the parking requirements below the schedule based on data and based on your sole



discretion but I kind of was leaving that as the last option, I think if the town board says it was their intent not to create a hardship for applications that had substantial progress and we're nearly completely designed.

MR. ARGENIO: Which has been the standard in our town in the past.

MR. EDSALL: That's what the town board has done on all the zoning amendments that I remember so we're--

MR. ARGENIO: As the planning board has done in the past.

MR. EDSALL: Yes, so I'm suggesting that they have to go to the town board anyway, ask the question if they come back you still have that flexibility.

MR. ARGENIO: Let me add this to this discussion, we'll get do this in a few moments, we're not going to belabor it but let me get to this right now, just as an indication of where we're at with this project and its value to the town. I have the response from the county in my hand and we're going to touch on a couple of things there, we're not going to get into all the minutia because it's quite a few pages of invasive plant spaces commentary, et cetera ad nauseam but I want to read from the letter from the county. The project site is within, and I'm reading from the letter for the record, the project site is within one of Orange County's identified priority growth areas, therefore, development that's sensitive to the surrounding resources is encouraged. Additionally, the housing and neighborhood preservation strategy within the most recent update to the Orange County comprehensive Plan encourages the creation of affordable housing units throughout the county due to the housing affordability gap that exists in the county. This assessment estimated that the Town of New Windsor is expected to have an owner affordability gap of 7,585 units with a renter of affordability gap of 3,030 units by 2015. So the merits of the project I think are validated here, not that we need their validation but it's certainly always good to hear that. Let's get passed that, whole pile of technical stuff. Joe's making us waste paper here. Did you randomize the tree layout?

MR. PFAU: Yes, not on the last submission.

MR. ARGENIO: I don't have this here?

MR. PFAU: No.

MR. ARGENIO: Why don't I have this? This is weeks ago we talked about that.

MR. PFAU: I did not bring another plan with me tonight because I didn't want to confuse things from the submission that was made two weeks ago which was two days after the meeting, that was the reason.

MR. ARGENIO: Okay, I want to look at that because that's an important issue. Important to me at least, I don't know, maybe I assume it's important to everybody else. We tend, Danny Gallagher always looks at landscaping and I tend to agree with him. Orange County Planning Department okay time for that. So I have the letter from the county, I'm not going to read the whole thing, I'll just read an excerpt from the first paragraph and Jenn, would you please see to it that we e-mail the county letter to the members of the planning board so they have the benefit of it as well? I sought it out cause I knew we had a response. It talks about the containment, it's all good, the impacts be mitigated, talks about the housing mix is good, then it goes on for a page or more about trees and bushes and talks about invasive plant species, which I'm not aware that we have any invasive plant species in New Windsor that are problematic. They certainly do exist but I'm not aware of any in New Windsor so I'm not going to get banged up about it. I don't think we should get banged up about it. But I want you guys, Dave and Henry VanLeeuwen and Harry and Howard to see the letter, if you guys have any issues we can certainly probe it. That's the sum and substance of the county letter. So that said, it is what it is. I'm going to continue to talk just a bit about the site and the site work. Joe, do we have a balance here from a cut and fill perspective?

MR. PFAU: Yes, we do.

MR. ARGENIO: You're sure?

MR. PFAU: Yeah, I will submit that information to you.

MR. ARGENIO: That's great, that's important cause what we don't need given the traffic concerns is hundreds

and hundreds of tri-axles going up and down Temple Hill Road going in and out. Dave, do you have something? I see you looking at me, when you look at me I think you have something.

MR. SHERWIN: No.

MR. ARGENIO: Let's just talk a little bit about the phasing, in looking at the plans a little further at Town Hall over the past few weeks and talking about it with Mark a little bit, it seems to me that you do have a bit of dirt on the site. You do have a bit of cuts and fill, not a disaster but there's some cuts and fills on the site. No inordinate challenges there, a competent dirt guy will do a fine job.

MR. PFAU: Only thing we haven't done is we haven't, he hasn't decided how he's phasing it yet. We have suggested and I think he's going to go along with it that when we do we're going to do an upper phase and lower phase together because the upper phases are mainly the cut phases and the lower are the fill phases.

MR. ARGENIO: Here was going to be my suggestion, I think you should consider doing the rough cuts and fills on the whole site and here's the wisdom in that. A, economy, if you hire one guy to come in and bang it out, it's done, you'll get the best economy for what you're doing. Two, from our perspective, from the town's perspective, it's going to allow you and as you know we're an MS4 community, it's going to allow you to put all of the downstream features in place. This is a good thing, it's not a bad thing, put the check dams in, put the things you need to put in to mitigate the siltation as it runs off the site, there's no brain surgery, it's not impossible, I think it's a smartest approach. Not constructing the downhill drainage features and letting things run willy-nilly and/or putting in, you know, temporary pipes to temporary ponds and things of that nature, it's expensive and it's just not great practice, it's not great practice. So that's what I think you should be considering. Then from there, however you want to phase your buildings you phase your buildings. Mr. Mandelbaum spoke of that and we understand the economics of that building one or building two or do building three whatever it is, however you want to do it you can do it.

MR. PFAU: Okay, I understand.

MR. ARGENIO: Have I missed anything?

MR. EDSALL: I couldn't agree with you more.

MR. ARGENIO: Okay, let's talk just a little bit, we talked about that already, let's save SEQRA discussion until the end. I want to talk about two things, members, you guys have anything at any point in time, interrupt me. Two things I want to touch on, the roadway improvements on Temple Hill Road and the interconnect to RPA. First off for the benefit of the members, Jenn, would you please also e-mail to the members the John Collins' letter?

MR. EDSALL: They've got a copy with my comments.

MR. ARGENIO: You've got a copy?

MR. VAN LEEUWEN: I've got a copy right here.

MR. ARGENIO: Excellent. I'm not going to read the whole letter but I'm going to read just a couple things from Mr. Grealy. As you guys remember, he came and he spoke and he's the consultant that Mr. Mandelbaum hired at our recommendation because we've had a lot of success with him, and again, I'm going to paraphrase a little bit and I'm going to read a portion of the letter, construction, they're going to construct separate turn lanes, blah, blah, blah, these lanes will safely separate the other traffic from the turning traffic from thru-traffic on Route 300. These widening improvements will be completed in conformance with DOT and as to design as to American Association of State Highway Transportation Officials, is that right?

MR. EDSALL: I think so.

MR. ARGENIO: The other governing body design criteria for intersections which are designed to accommodate all drivers, senior citizens, young people, all people, the lane lengths tapers and sight distance, et cetera, will be based on the travel speeds along the roadway in conformance with DOT criteria. The applicant has agreed to design the signal for this intersection in advance, is that correct Joe?

MR. PFAU: Yes, it is.

MR. ARGENIO: In order to expedite its installation

once the actual traffic signal warrants required by DOT are met. In the interim, prior to signalization, the proposed intersection design will safely accommodate entry and exit movements for all vehicles at the development. The important component here is and I want to focus on the thrust of the public hearing last week or two weeks ago everybody was concerned about the traffic, they want a light, want to control the traffic, we cannot get a light until warrants are met, it's not our highway, it's the DOT's highway. The first step is this, to do these improvements. The next step will be that the highway meets traffic warrants. At that point, we'll be able to get a signal installed there. Now, Mr. Mandelbaum has agreed to what did you say, design it, yes?

MR. PFAU: Yes, design the light now.

MR. ARGENIO: Who's paying for it when the time comes?

MR. PFAU: I think at the public hearing it was told that it was going to be put into some type of a developer's agreement, I don't know if this was ever finalized.

MR. ARGENIO: Mark, Dominic, do you guys recall?

MR. CORDISCO: At the public hearing, Mr. Mandelbaum did state that he was willing to pay his fair share of the signal costs.

MR. ARGENIO: What's that?

MR. CORDISCO: I don't know.

MR. BROWN: Weren't they supposed to get together with RPA?

MR. ARGENIO: Yes, but RPA has approval, the bridge that we're going to cross with them is going to be at a later date.

MR. CORDISCO: The implication, if I may, the implication was is that perhaps RPA would share in those costs, whether that's equitable or not is not for me to say. I would say, however, that the RPA project was designed and approved without the need for this interconnect nor, you know, the signal cost for the project.

MR. ARGENIO: You know what my concern is and I'm sure the other board members share this concern is this interconnects back to the Jim Petro days when he was chairman and may even predate you, does it predate you or was it you or you and I or somebody before you?

MR. PETRO: It was our board.

MR. ARGENIO: It's been there for a long time and finally this thing is coming together and people are doing stuff and developing and I can see it, I can smell it, this is coming together. We, this board that sits here does not want to be the group that screws it up. Here's the problem, here's the issue. At some point in time, there's going to be a signal there Mr. Mandelbaum is going to pay for the design. There's a 412 lineal foot piece of road up at RPA that needs to be built. I see the Town Supervisor sitting in the audience and I'm sure if I said to him Supervisor Green, do we have the money to build that road? I think I know the answer without even asking the question. And if I said Mr. Green, we agreed at planning board that with the developer that we would pay for the signal, I'm sure that his white hair would fly off his head. Joe, you need to talk to your applicant. We need to know how this package is going to be handled with no ambiguity, when I say this package, I'm going to say it again and I want to be very clear, Mark, if I'm not clear, please correct me, who is going to pay for the signal. We're not worried about when at this point I don't think when warrants are met I think is the answer. Who is going to pay for the 412 lineal foot piece of road? I don't want two bridges left and right that go to nowhere, that's not going to be my legacy as the planning board chairman and I'm sure the members don't want that to be their legacy either.

MR. EDSALL: Mr. Chairman?

MR. ARGENIO: It's a difficult question but we need an answer, we need to tie that down.

MR. EDSALL: Those two issues are two of three items listed under my comments seven which I'm suggesting--

MR. ARGENIO: I haven't gotten there.

MR. EDSALL: Probably remember them from our wonderful discussions on the overall issues, I'm suggesting that

since--

MR. ARGENIO: You have it there.

MR. EDSALL: -- since the town board will not only review this for special permit but will be the board that should there be a developer's agreement executed that agreement those two items whatever the solution should be reflected in their determinations. The other one which I have asked that the town board consider is that the current design does not take benefit of master water meters which is a standard that we have been told in general applies to all multi-family projects with private water mains.

MR. ARGENIO: I consider that a technical issue, am I underestimating it?

MR. EDSALL: Yes, because it's one that the town board has depending upon the physical layout of the projects have said no on this one, you can have building meters in general, we like master meters. So I don't want to misstep here and have the project proceed without some clarification from the town board and from the water department what type of water system configuration for this job they want so that's why.

MR. ARGENIO: So the master meters are preferential to the unit meters?

MR. EDSALL: That's the preferred system layout rather than building meters. The reason for that is if you have a water main running around the back of the building and it develops a leak with the master meter it's easier to pick up on the leak and the lost water is the applicant's loss of water, if there isn't the town loses the water.

MR. ARGENIO: That would be buried in a catch basin at the front of the project if probably remotely readable.

MR. EDSALL: It would be in a vault off the road and we have had projects both ways. I'm just looking for the town board to assist in determining what is an acceptable layout. So those are the three items that should be referred to the town board and asked for their help.

MR. ARGENIO: I think we need to have some discussions, Joe, about this, that issue that Mark just mentioned

and this signal and the road interconnect. Your applicant has been very, very fair, I mean, very cooperative in all instances. And I have no complaints and I have every confidence that we'll be able to go through this last hurdle that, I mean, there's other hurdles but this is the last one of any substance, I think. We already talked about the timing of the highway improvements. I think the highway design based on what we're hearing from Mr. Grealy from John Collins is adequate, has mitigated the impact. To my right, Howard and Harry, do you guys agree with that?

MR. BROWN: Yes.

MR. FERGUSON: Yes.

MR. ARGENIO: Dave, do you have an issue with the highway improvements or any questions?

MR. SHERWIN: No, sir.

MR. ARGENIO: Henry?

MR. VAN LEEUWEN: I don't but it should be tied down, you're right.

MR. ARGENIO: What I'm referring to only is the widening, the widening, the initial widening on the turning lane, that's all I'm referring to. The other thing, yes, needs to be tied down. What do we have here, Jenn? We have fire approval, we have informally Parks Historical Preservation. Anthony Fayo, Mark, says that he needs more specs. What specs does he need if we're meeting town road requirements? What does he need?

MR. EDSALL: Well, at this point, the interconnect is to a state road so he wouldn't be involved in that unless he--

MR. ARGENIO: Talking about the private roads.

MR. EDSALL: More information on the proposed town road.

MR. ARGENIO: We should get him to sign off on that, I don't know what the issue is, it certainly seems to me--

MR. EDSALL: I'll reach out to Anthony and I'll sit



down with him.

MR. ARGENIO: I want to read, I don't understand, it says here from Anthony Fayo if this is going to be a Town of New Windsor road more specifications are needed. What does that mean?

MR. EDSALL: I will, what I will do is I'll meet with Anthony, if there's any specific items that he needs more information.

MR. ARGENIO: Mark, maybe he doesn't know if it's a primary road or secondary road or tertiary road.

MR. EDSALL: Might be. I'll find out if there's anymore information I'll let Joe know.

MR. ARGENIO: What about DOT, Joe?

MR. PFAU: As far as?

MR. ARGENIO: Where are you at?

MR. PFAU: We just made the submission for the widening. We're still weeks away for the design on the light.

MR. ARGENIO: But on the widening you've made the submission, you're waiting to hear back from them, that's what I'm focused on because that's what's going to be built first in association with the project for safe ingress egress as the engineers have said.

MR. PFAU: I'm assuming that's something you'll require before we come back for site plan approval.

MR. ARGENIO: Yeah, you should get the plans to a level of fitness where the comments are addressed, specifically you have addressed the landscaping because I would like to, and I would encourage the members to go to Town Hall and have a look at these plans so cause we have a lot going on here. I don't want it to be dropped on everybody at a planning board meeting and have to deal with it in this short period of that venue.

MR. EDSALL: Mr. Chairman, just relative to the DOT, although the applicant is working on application submittals, it should be noted that the DOT permit office had copy of the plans sent on October 12 and

they also received the lead agency circulation to Poughkeepsie on October 17. So if they had any conceptual problem with the layout, I would have assumed that we would have heard something by now.

MR. PETRO: Counselor, is there any reason we can't, unless the members take exception, is there any reason we can't be considering a negative dec on this project at this juncture?

MR. CORDISCO: No, no, in fact, it's appropriate, next step at this point.

MR. ARGENIO: The biggest thing was the traffic, that was a giant issue and it seems as though we've talked and talked and talked and the applicant's accommodated our request.

MR. CORDISCO: Correct, there's a plan in place for traffic, you know, the issues as to who pays for it will be something that needs to be resolved.

MR. ARGENIO: It has nothing to do with SEQRA.

MR. CORDISCO: SEQRA doesn't care who pays, just whether or not there's a plan in place. So all the other open issues have been addressed, in fact, in order to proceed to address anything else that remains open, including the town board special permit, they need to have a negative dec in hand in order to go to the town.

MR. ARGENIO: For the benefit of the members, please explain what the next step would be and the step for the applicant, Dominic?

MR. CORDISCO: Sure, sure.

MR. ARGENIO: In three words or less.

MR. CORDISCO: I'll follow your example tonight, if I may. This board is lead agency under SEQRA, so we have the obligation, you have the obligation to conclude the SEQRA process, a negative dec is appropriate at this time, given the fact that they have addressed the comments. After that, they need to appear before the town board and the town board will schedule a public hearing if it's inclined to do so on the project because the town board must grant a special permit to allow this project to go forward. After the public

hearing, if the town board grants a special permit, then they would return to this board for actual final site plan approval where all the open issues that have been noted tonight must be addressed in order for them to proceed to final site plan.

MR. ARGENIO: Does anybody have any questions, you guys up here about SEQRA or does anybody see any substantial issues associated with this? Mark, the SWPPP is good, we're all good with that?

MR. EDSALL: Yeah, SWPPP is good, as I believe I said my comments obviously we're comparing the SWPPP to the grading plans and that's why when I said I couldn't agree with you more from a storm water standpoint attempting to do this total grading in pieces it would result in a problem and creating what would be close to a finish plan to work off of and having the storm water improvements in place is the best environmental approach to this development. So I would also encourage that they consider it that way, the SWPPP is good, we have to make sure that the final plans that come in with the phasing don't conflict with the SWPPP we have okayed.

MR. ARGENIO: The phasing is going to be the order of sequence on the buildings. You agree with the concept plus or minus half a foot?

MR. PFAU: I agree.

MR. EDSALL: Besides the phasing consideration, create a site development sequencing plan so we know what items are included in what phases as far as grading, storm water ponds and so on. How are you going to sequence the whole job? Then you can break it into portions of the sequence could be the phases just so we have an overall game plan.

MR. PFAU: Regardless of the phases, planning on putting the whole town road in right up front.

MR. ARGENIO: I can't imagine not doing that.

MR. PFAU: I'm just saying it's not like he's going to do this building first, build the road up to here, he's not going to phase it that way, he's going to build the whole road.

MR. ARGENIO: Joe, knowing your client, he just doesn't

do things half, I mean, he's typically not a slip-shot guy. Okay, so if anybody sees fit, I'll accept a motion we declare negative dec under SEQRA process for the Temple Hill Apartments.

MR. VAN LEEUWEN: So moved.

MR. FERGUSON: Second it.

MR. PETRO: Before the roll call, you had asked the applicant earlier a question which I thought was appropriate about the cuts and fills and whether or not there's going to be 1,000 trucks out on the road moving away dirt or bringing dirt in. And he said that he would prepare a plan and/or the specs to give to you for that. Now you're doing a negative dec before you know that information.

MR. ARGENIO: Two things, Jimmy, I'm okay with that and I'm going to tell you why. Because I'm certain that Mr. Pfau knowing the amount of applications he comes through this meeting room with would not misrepresent the cut fill balance. We all, at least I do in the construction business, we all know probably something going off or something coming in at some point in time but essentially it's a balance. And what you weren't here for at the last meeting we discussed at length was the timing of those road improvements on Temple Hill Road and Mr. Mandelbaum agreed to do those road improvements first thing in the project in association with the project. So even if Joe Pfau is a liar, which I'm sure he's not, those improvements on 300 will be done, there's safe access in and out of the site, that's why I'm, we're headed the way we're heading, Jimmy. But I certainly don't want to get jammed up with that.

MR. PETRO: Alright.

MR. ARGENIO: Roll call on the declaration of a negative dec.

#### ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERWIN	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: What else do we need to talk about this evening?

MR. PFAU: I guess I just have a question whether or not the board, this board actually sends a positive recommendation of some sort to the town board as part of this?

MR. CORDISCO: We'll prepare a written negative declaration which becomes part of the record and the Supervisor's sitting in the audience and I would think that he knows you're coming.

MR. PFAU: Just a question.

MR. ARGENIO: Thank you, Joe.

MR. PFAU: Thank you.

SUPERVISOR GREEN: Before you move on to the next item, I would ask that you provide the information on the road, the parking and the access into the Purple Heart to my office for distribution before the next infrastructure committee meeting.

MR. ARGENIO: I'm not following you, Mr. Supervisor.

SUPERVISOR GREEN: The information that you discussed Phil Grealy's report, the information on the road going into the Purple Heart, the access to the Purple Heart from this project.

MR. ARGENIO: What are you looking for, the diagram?

MR. EDSALL: How many sets enough for everybody?

SUPERVISOR GREEN: Maybe a basic set for everybody before the next infrastructure committee.

MR. EDSALL: Alright, cause we can send my comments over and highlight the issues that you're concerned about.

SUPERVISOR GREEN: Yeah, and especially Phil's report, Phil Grealy's report, traffic report.

MR. ARGENIO: Yes.

SUPERVISOR GREEN: Because I will not present this

before the town board unless we have discussed it, the infrastructure first.

MR. ARGENIO: Mark, you get that done?

MR. EDSALL: Yeah, I will.

MR. ARGENIO: Tell Nicole what we need.

MR. EDSALL: The reason I was asking how many sets I don't know that we have enough.

SUPERVISOR GREEN: We don't need a complete set, maybe just the overall diagram.

MR. EDSALL: We'll get one set and highlight the comments of interest.

SUPERVISOR GREEN: You and I can discuss.

MR. ARGENIO: Do you have a copy of Phil's letter?

SUPERVISOR GREEN: No, I do not.

MR. EDSALL: I'll send my comments which has Phil's comments on it.

MR. PETRO: I'll be bringing up the parking at the infrastructure meeting.

SUPERVISOR GREEN: That's going to be one of the issues we'll be discussing.

MR. PETRO: Eat your Wheaties.

PUBLIC HEARINGS:

TEMPLE HILL APARTMENTS SITE PLAN (11-14)

MR. ARGENIO: First item on tonight's agenda is Temple Hill Apartments site plan. This application proposes a 272 unit multi-family residential development, 186 totally affordable senior citizen housing units plus 84 work force housing units, including two caretaker apartments on 19 1/2 acres. Would the applicant and/or the applicant's representatives please come up? Please turn the easel towards the planning board and please give us an update. We have a couple questions, couple things I would like to hit, maybe some of the other members have something as well. For those of you who are not familiar with the procedures, what we'll do is we'll review as a board for a few minutes to get an update and some of the concerns that the board has had, see how the applicant has addressed them and then at a point in time we'll open it up to the public, receive public commentary and we'll talk about that in a few moments. But for right now, board members, this is the plan as it is right now. I see Mr. Pfau is here to represent this. Joe, can you please tell us on some of the changes and/or improvements that you've made to the plans that we have discussed at prior meetings?

MR. PFAU: Okay, the last meeting we discussed heavily about the traffic improvements on Temple Hill Road and just to let you know, I'm sorry, it's on the back of this plan, we put together the improvements along Temple Hill Road which includes a left turn and right turn in off Temple Hill Road in both directions with the striping as shown here which Mr. Grealy, our traffic consultant, is here who can speak to this a little bit better than I. That's pretty much the main change from the meeting we had a few weeks ago.

MR. ARGENIO: If I'm seeing that correctly, that's a center turn lane which will take the people making the turn out of the active lane of traffic in their own cue to make the turn?

MR. PFAU: That's correct. From the last time that we met, that's really the major change that has been done. We have submitted for technical comments which we did receive those copies from Mr. Edsall's office.

MR. ARGENIO: What about DOT, have you sent them?

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MR. PFAU: We believe we sent the initial plan to DOT, this improvement plan is about ready to go to DOT with all the details on it.

MR. ARGENIO: Go ahead.

MR. PFAU: As far as changes from the meeting that we had just a few weeks ago that plan was submitted really was pretty much the same plan, we did update the density calculations and whatnot based on the new local law that was put into place by the town board with the work force housing and the senior citizen housing. Otherwise, the plan for the most part has stayed the same.

MR. ARGENIO: Joe, leave that there, if you would tell me about this here, right here, what's this here?

MR. PFAU: That's an access, an additional access that Purple Heart had requested to put in because they have some issues with in and out onto Temple Hill Road right now, with the idea that there's going to be a traffic light coming in in the future, they were figuring that may potentially be their exit, you know, once that traffic light goes in. So we have designed and offered to put that in at this time.

MR. ARGENIO: You can turn it now. Do you guys have anything on that? Danny, alright?

MR. GALLAGHER: Yeah, I'm fine.

MR. ARGENIO: Go ahead, Joe.

MR. PFAU: Otherwise, the layout has stayed the same. We're still proposing to come up Temple Hill Road to the end of the property line up for a future potential connection to the Patriot Bluff project which has been approved. Our storm water has been approved by Mr. McGoey's office, as far as the SWPPP we have--

MR. ARGENIO: There was one detail they needed to clean up, do you remember what that was?

MR. EDSALL: Just one note that needed to be added to the SWPPP and the plans.

MR. ARGENIO: So that's done?

MR. EDSALL: Very minor, no, that note has not been



added but it's very minor.

MR. ARGENIO: Go ahead, Joe.

MR. PFAU: Otherwise, I mean, our sewer is proposed to come out Phase I in through an existing manhole in Shepro Lane which will house our project until we have the extension to Patriot Bluff at which time we're going to be eliminating the connection into Shepro and we have a new connection that comes out to Temple Hill Road. So that's how the sewer is going. We have a direct connection for the water out to Temple Hill Road which would be bringing it right to the property line stubbing for another future connection along with the roadway so that will be in the future looped.

MR. ARGENIO: Mark, how does that sewer work, is that Moodna Majestic?

MR. EDSALL: Yes, it is, the service would be into Majestic but the connections obviously are to improvements that overlap with the RPA project as Joe indicated.

MR. ARGENIO: Mark indicated in his notes, let me just, actually, you know what, let's hear from the public cause some of the things, do you guys want to hit on anything? You guys want to address, Henry?

MR. VAN LEEUWEN: How did we make out with the digging and all that stuff for artifacts?

MR. PFAU: That was all sent in to the state and we're waiting for the report, the sign-off from the state. Everything's been submitted. Our archeologist said they did not find anything out there so we have completed all the studies.

MR. ARGENIO: Just for your benefit, you weren't at the last meeting, they brought the report from Tracker Archeological and I actually took the report home and read it and I think 272 sift samples, 274?

MR. PFAU: A lot of them.

MR. ARGENIO: So 274 spots where they physically dug with a shovel and shifted the soil for artifacts and they didn't find anything, zero, here it is right here, here's the report.

MR. VAN LEEUWEN: Okay.

MR. ARGENIO: I can quiz you on it after the meeting if you want.

MR. VAN LEEUWEN: I'm out of school many years.

MR. ARGENIO: So I'd like to go to the public with this, unless anybody has anything they want to hit specifically? Danny? Harry? Anyone have anything? Where's my notes? I have a couple things I do want to go over but they may be questions that the public may want to inquire about. So rather than being redundant, we'll try to wrap it all up in one shot. On the 9th day of October, 2012, Nicole went to our assessor, Mr. Wiley, and she compared 198 addressed envelopes containing notice of public hearing for this evening and they were sent out as notification of this public hearing for tonight. If anybody wants to speak or comment for or against, please raise your hands and be recognized. What we're going to do is I'm going to try because there's quite a few people here to limit the comments to a couple of three minutes and certainly if time warrants if you have another question we can go around again. And one thing I would ask also is I want to try not to harp on a single issue. Our concern as a board planning board is if there's something we don't know about the site or something we need to be taking into consideration that's unique to this site and we don't know about it we'd like to know about it so we can take it into consideration so this development is in keeping with our master plan for the Town of New Windsor. So that said, if anybody has comment or question? Sir, please come up. Ma'am, I'm sorry, it's Mrs. Please come up, give your name for the benefit of the stenographer.

MS. TULY: Jeanette Tuly. My address is 276 Temple Hill Road, Continental Manor. I did look at the plan and I have two questions. I know that the Shepro Road that private road you're going in there, my unit's 32, condos face that road, okay, and the first question is in the wintertime, we can see all the cars going in, even U-turns, you know, if the lamp posts that are going to be in there they're not going to be bringing spot lots, they're going to be the average 10 foot lights?

MR. PFAU: Period lights, yeah, but we're not coming in off Shepro, Shepro's right here, we're not proposing

any access off Shepro.

MS. TULY: I thought I understood that.

MR. PFAU: No, this is Shepro Lane, our access is coming off Temple Hill Road, we're staying well above Shepro.

MS. TULY: You're not going in Shepro?

MR. PFAU: No.

MRS. TULY: Then I got a misunderstanding.

MR. ARGENIO: Sewer tie-in will be on Shepro but the traffic will not be on Shepro Lane.

MS. TULY: My other important question is looking at the plan there in the back there's a road that's eventually going to go to Patriot Bluff, okay, when that road is in there, no one from that road will have access to the back of Continental Manor?

MR. PFAU: Not from our project site and I don't believe from Continental.

MR. ARGENIO: No, that's not in play as we speak here today.

MS. TULY: I didn't hear you back there, you're coming, when you're coming west into the complex, there's not going to be a traffic light there, is there?

MR. PFAU: Well, I mean, Mr. Grealy might be able to speak to that a little bit better.

MR. ARGENIO: Okay, you know what, here's what we're going to do on this, Phil, please take a moment and just kind of share with the audience, the members are aware of this, we have read the reports, kind of share with the audience a little bit on what the procedure is, the protocol that you have to go through to get a traffic light where this intersection stands relative to that protocol and maybe just give us 50 cents for the benefit of the audience, 50 cents worth of background about the Patriot Ridge connection.

MS. TULY: We couldn't hear back there.

MR. ARGENIO: I think it will help answer your

questions.

MS. TULY: Thank you very much.

MR. GREALY: Phillip Grealy, John Collins Engineers. We're professional traffic engineers. We prepared a traffic study for this project and also to look at the connector road to Patriot Bluff. As you're aware, as described by Mr. Pfau, the project entrance onto Route 300 onto Temple Hill Road, this is the Purple Heart, the access will be off of Temple Hill Road, a left turn lane for people turning left into the development will be constructed as well as a right turn lane northbound. So if you're at Continental Manor and you're heading up towards Town Hall, when you reach this intersection there would be a right turn for people going into the project. And if you're coming back home towards Continental Manor, you would bypass anyone stopping to make a left turn into the project. There would be a dedicated full left turn lane, you know, with proper pavers, et cetera. That is the first improvement that DOT looks for at an intersection, they want to make sure that thru-traffic is safely accommodated, people turning in and out of a development. So based on the current DOT standards that's what's shown on the plan now, separate left turn lane, separate right turn lane. To get a traffic signal, you have to reach a certain level of traffic for several hours of the day. This project alone in terms of traffic generation on a one hour basis will generate somewhere in the area of 140 trips. In order to require a traffic signal, you need a significant volume above that on an hourly basis. What happens is typically you'll come back and you'll do a monitoring after development is done and DOT will say okay, either you meet the criteria or you don't meet the criteria. In this particular case, we also have the Patriot Bluff development which Epiphany Drive connects off Route 32 so on a more global basis and you're probably not going to be able to see but, okay, so on Route 300, here's Continental Manor, here's our project site and this is Route 32 Windsor Highway, this is the Epiphany Drive. There's a proposal to extend that road and connect to this project. So what that would do is create some additional traffic movement, it would allow some bypassing of some intersections, it would alleviate, for example, some volume at the Five Corners mit would alleviate some traffic at Route 300 and Union Avenue so more local trips would be able to use that. Based on the traffic projections at that point when that connection is made, there will be

enough volume to warrant a signal to go in at the intersection at Temple Hill Road. So right now, the intersection is being designed with the proper turn lanes and then with all the ground equipment, so when a signal is needed, it could go in. So I think, you know, the simple answer to your question is sometime in the future there will probably be a light there, it has to meet a certain level of traffic. We have done some ideas of the projections of the diverted traffic. There was a separate traffic study done for Patriot Bluff when that was approved, their study also called for a signal where Epiphany Drive intersects with Route 32 at Windsor Highway south of Union Avenue. So it's likely that there would be a signal at some point in time at that intersection. There will be a connecting road, it will help distribute traffic in the area and at some point in time once those levels or volumes are reached, it's likely a signal will be at the entrance to this project.

MR. ARGENIO: Thank you, Mr. Grealy. Yeah, just in the briefest sense, the planning, the best thinking over the past 10, 12, 15 years and Mr. Grealy has been involved with a lot of this cause he's worked for quite a few different applicants was to try to get as best we can traffic away from Five Corners and Vails Gate because those intersections operate at a level of service F, the state categorizes intersections level of service A through F, A being the best, F being the worst, the slowest traffic movements, lot of frustration with motorists with level of F. With level F and a lot of those movements at Vails Gate operate at a level F, so the thinking is to try to do something globally long term to get traffic away from there and this is the next step in that thinking process. But that said, I don't want to do all the talking. Who else wants to speak? Sir, right in the front here? Your name for the stenographer, please?

MR. O'CONNELL: My name is Mike O'Connell, 2 Shepro Lane. My main concern was with the sewer, the manhole cover on Shepro Lane. Originally, that was approved to be put in, it was really for another house down at the end of the road. Now the gentleman tells me they're going to hook up to that but just temporarily, right? I mean, that's what they said they were going to go up Sheddin's driveway, I was just curious if something starts backing up in our houses, is the town going to pay for that? Because I have an easement that tells me that they would otherwise before all this came about.

MR. ARGENIO: Mark, can you address that please for Mr. O'Connell?

MR. EDSALL: Maintenance of the town's sewer collection system is done by town forces through CAMO Pollution Control. Whenever there's a blockage they have the equipment and the manpower to free up those blockages and restore correct operation. On a case-by-case basis, if there's a problem anyplace in the town that's an issue, the town board deals with the homeowner as far as if there's any problems or damages. But clearly if there are any operational problems, people call in, if you ran into something, you call in the same as anybody else and the town immediately dispatches people to take care of it.

MR. ARGENIO: Let me give you a more succinct answer. I would suspect and I'm going to put you on the spot Mark, that somebody with the letters P.E. after their name, Professional Engineer, has looked at this and determined that that manhole is adequate to accept the increased sewer volume. Is that an accurate statement, Mark?

MR. EDSALL: Yes. Dick McGoey has been working with Greg Shaw who is the engineer for the Patriot Bluff project and been working with Joe on this project, there's a number of global improvements that are being made to the sewer collection system. The capacity is obviously long term after the temporary connection is eliminated and the permanent connection is put in is going to be significantly adequate, I was speaking for more to the issue of damages which is really a town board issue.

MR. ARGENIO: Mr. Pfau, when you say temporary, what do you mean exactly?

MR. PFAU: Exactly meaning when we hook up to the Patriot Bluff which will be a significant amount of additional flow--

MR. ARGENIO: When?

MR. PFAU: When that project gets built.

MR. ARGENIO: So in the interim does the manhole that you're proposing to tie into does that have capacity to receive 100 percent of the effluent your project is

going to generate?

MR. PFAU: Absolutely.

MR. ARGENIO: That's fine, yes, asked and answered, anybody else? Ma'am with the white sweater on, please, please come up, I can't see all the way back there, I'm getting old.

MS. KIRKUP: My name is Jo Kirkup, K-I-R-K-U-P. I live at 355 Temple Hill Road, which is diagonally across from the Cantonment. And the idea of a traffic light there for those of us that have our homes there is kind of a nightmare. That means traffic is just going to be parked right in front of our homes. So, I mean, I don't know what can be done about that but the turn lane sounds fine, the traffic light sounds horrible.

MR. ARGENIO: Again, Mrs. Kirkup, for every person that has the opinion that you have I can probably line up at least one person that feels the other way. That's why the bit of that type of thing involves us compelling the client to engage the services of Mr. Grealy who actually has a Ph.D., am I right, Phil, in traffic movements?

MR. GREALY: Right.

MR. ARGENIO: And it's driven by numbers so--

MR. GREALY: Just remember that that signal is not going in on day one. It will only go in if the volumes demand it, okay, the safety improvement in terms of the projections of this project and what else is going on in the area, it's probably going to be a while before the signal is warranted. The key thing is to have the turn lanes to safely allow people to keep traffic moving along the highway. One thing about a traffic signal that goes in there that's important from your concern this would be a fully actuated signal and really the stop time on Temple Hill Road would be kept to a minimum since it's a T intersection, okay, it would really just be time to allow people to get out. So from a percentage wise you're looking at probably in the order of 15 percent of the total time that's needed. So rather than have people waiting there to get out, it will go right back to green for the main roadway.

MR. ARGENIO: As soon as the traffic clears.

MR. GREALY: As soon as the traffic clears coming out and it will stay green, only when there's a call coming out of the side road.

MS. KIRKUP: So it wouldn't turn red?

MR. GREALY: Unless somebody's trying to come out of the access road. So that's important in terms of your concern.

MS. KIRKUP: Can I just, when you say you're not sure of the time it's going to be a while, does that mean a year, two years?

MR. GREALY: You're probably looking at a couple year period after the development's fully occupied after the road connection is in so--

MR. ARGENIO: If it happens. And there's a lot of other things that drive it as well.

MR. GREALY: Absolutely.

MR. MANDEL: Victor Mandel with my partner, 18 Shepro Road. I just wanted to point out while we're also concerned about the sewer and if I may say a comment is there any cutoff date on how long that temporary connection is going to be there and if that other project does not come to fruition, is there any backup plan for that?

MR. ARGENIO: I don't know that we have a cutoff date, quite frankly, if it's working and operational, I don't know how much of an issue it is. Mark?

MR. EDSALL: No, I'm going to make a note to go over this with Dick McGoey because he had done quite a bit of work with Greg Shaw on the improvements in that section of the system. I'm going to sit down with Dick upon his return, he's out of town right now.

MR. ARGENIO: Because the gentleman is right, if the development in the back doesn't happen and the hookup never happens and it needs to happen.

MR. EDSALL: Well, the RPA improvements in this area were proposed quite a while ago before this project even had an application before the board. So then when



this application came about the improvements were modified, the sequence was adjusted. But clearly there's a good possibility this application could be constructed before RPA, all depends on the market and who builds first. So we need to look at all the options and that's the beauty of the public hearing is you get these issues brought forth.

MR. ARGENIO: That would be a good discussion for you to have with Dick.

MR. EDSALL: It is.

MR. MANDEL: My next concern was about the storm drains and as that's a much higher elevation and we're right at the end of Shepro and we're concerned about the detention ponds and all that.

MR. ARGENIO: Have you looked at the plans closely? Anything on there that specifically has you concerned?

MR. MANDEL: It's a big project and we're little people over there on the bottom. And I am concerned if I may point out we have actually contacted the owner, I forgot his name and we spoke to him and I would like to just point out that that should really be looked at.

MR. ARGENIO: Can we have a look at that?

MR. EDSALL: Yes, the storm water has been looked at as part of the storm water prevention pollution plan and everything is in order.

MR. ARGENIO: What we're specifically talking about is to make sure, to make doubly sure the impact to the folks who live down on Shepro is mitigated.

MR. EDSALL: Maybe Joe can speak to the design.

MR. PFAU: We have a pond on the upside of Shepro and we have taken the discharge, we have fully retained it but we have taken the discharge and brought it around the back and put it in a wetlands which is behind your property now, we're not overloading that, the lands we're, putting in the same amount of water flow rate as what's go there now. But instead of it going over land onto Shepro Lane we're actually collecting it, storing it and bringing it around and into this wetlands.

MR. ARGENIO: You're not discharging onto Shepro at

all?

MR. PFAU: Correct, we're decreasing the flow.

MR. MANDEL: How will that be brought around my property, going to be an open or closed?

MR. PFAU: It will be a dry pond which means it will be, it will only have water during the storm event and then it releases slowly through an outlet structure, otherwise, it will be dry all the time, won't be standing water in it except for during the event itself.

MR. VAN LEEUWEN: It's a holding pond.

MR. MANDEL: I guess if it overflows it's going to go around my property.

MR. PFAU: No, it overflows, we have a hundred year, we have an outlet structure right over here in this corner, it has a hundred year overflow, has an emergency overflow as well. So we have two emergency overflows in case something gets clogged and the flow still goes around this direction.

MR. MANDEL: My question was is that an open, that overflow around my property is that open?

MR. PFAU: No, no, it will be a pipe, there will also be an overflow, an emergency overflow which will still go into the pipe but this will be piped completely around your property.

MR. MANDEL: Okay, thank you.

MR. ARGENIO: Thank you. Anybody else? The gentleman up front in the orange coat, your name, sir?

MR. HOLMAN: Joseph Holman, 321 Temple Hill Road. Just a couple things, you answered my question about the runoff because I was worried about the existing properties getting more water and losing their property value. Are all 13 acres going to be developed?

MR. PFAU: Nineteen and a half acres.

MR. ARGENIO: Question is, Joe, are all 19 1/2 acres going to be developed?

MR. PFAU: I suppose, yes, I mean, we're certainly not going to be touching the wetland area but yeah, we're showing the full 19 1/2 acres so yes, I would say we're developing the whole 19 1/2.

MR. HOLMAN: They're separate?

MR. PFAU: We have the work force housing special needs housing, this is 42, 38 senior citizen housing which is on the bottom range from 44 units to 49 units.

MR. HOLMAN: Any one of those going to be for veterans only?

MR. MANDELBAUM: It's also geared for disabled veterans.

MR. HOLMAN: All of them in one specific building?

MR. PFAU: Work force special needs and you get preference, you have to be a 55 years old.

MR. HOLMAN: The main house was built in 1790, is that going to be kept intact cause it's kind of historical and of interest?

MR. MANDELBAUM: I think the house is in disrepair.

MR. ARGENIO: It's falling down somewhere in here.

MR. MANDELBAUM: I don't think anybody's in it now.

MR. HOLMAN: No, there's nobody.

MR. MANDELBAUM: I think it's been empty for quite a while.

MR. HOLMAN: Okay, that's all I have to say. Thank you.

MR. ARGENIO: Thank you very much. The gentleman here in the brown coat?

MR. COYLE: Joe Coyle, 276 Temple Hill Road number 1520, which is Continental Manor also. My question is on the development of the highway there the turning lanes, who is going to pay for that and who is going to be constructing it and when would that be completed?

MR. ARGENIO: The developer will pay for it, will not

fall on the, it will not become a burden for the taxpayers of the Town of New Windsor. And he will hire whatever licensed contractor he wants to hire to do the improvements.

MR. COYLE: When will that be completed?

MR. ARGENIO: Mark, have we discussed timing thresholds?

MR. EDSALL: We have not. Generally, there's a percentage of buildout that the planning board requires those type of improvements to be complete. Many times it's like 50 percent buildout, something to that sort but it will be part of the final approval.

MR. COYLE: My question is would it be better to complete before they begin construction or just before that?

MR. ARGENIO: Well, certainly this can be approached in a litany of ways and we have approved it in many different fashions on many different projects. From a developer's perspective, you know, he's going to, the developer's going to sink a lot of money into the project before he sees any revenue. Typically on these type of developments, condominiums are, RPA on the corner of Union Avenue and 32 typically we'll sit down with the developer and we'll establish what's a reasonable threshold and timeframe for them to make those improvements. Obviously, we wouldn't want to have as the town we wouldn't want to have 75 percent of this project occupied and have no turn lanes on Temple Hill Road, that would be a problem. Conversely, to expect somebody in this climate to do 100 percent of the improvements before they do anything else that's also a little unreasonable. So what we'll rely on is our attorney and our engineer and our experience with this type of project in the past and we'll arrive at some sort of arrangement for when those Temple Hill Road improvements will have to be complete. I can't answer your question cause I don't have an answer but it will probably be 50 percent, something along those lines would seem to be reasonable.

MR. COYLE: My hope is that the construction going on would not cause the traffic problem you're trying to eliminate.

MR. ARGENIO: Agreed. Thank you.

MR. COYLE: Thank you.

MR. ARGENIO: In the green there towards the back, the gentleman, yes, you're about to stand up, come on up.

MR. CAMPO: Can I can ask my question from here?

MR. ARGENIO: If we can hear you. What's your name?

MR. CAMPO: Joseph Campo, president of Continental Manor I and excuse me for being naive reading the papers or hearing the conversations but I'm not sure exactly, I'd just like to know more about the physical part of the project. My understanding is it's not a condo, it's a rental project?

MR. PFAU: That's correct.

MR. CAMPO: It's my understanding it's a private project.

MR. PFAU: That's correct.

MR. MANDELBAUM: We actually have pictures of the buildings.

MR. PFAU: Renderings. This is a rendering.

MR. CAMPO: How high is the average unit going to be?

MR. PFAU: Three story building.

MR. CAMPO: Average apartment will rent for what?

MR. MANDELBAUM: What's your question, the rental?

MR. PFAU: The price?

MR. MANDELBAUM: I can tell you the renter for the senior housing depends on income, the highest rental that will be 760.

MR. CAMPO: How much about?

MR. MANDELBAUM: Seven hundred sixty.

MR. CAMPO: Two bedroom?

MR. MANDELBAUM: No, senior housing is one bedroom,

there's no two bedroom. In the work force special needs housing we have variation from 665 to 1,225 and it depends on income levels.

MR. CAMPO: Is the whole project really dependent on income levels, senior citizen then you have work--

MR. MANDELBAUM: Yes, the whole project is dictated based on income level dictated by HUD, the Division of the Housing of the State of New York. If you're familiar with the model we did behind RAL Plumbing, it's an identical building, identical senior housing behind RAL Plumbing. So if you want to know what it's going to look like, it's an identical building.

MR. CAMPO: And is it off the road or is it, how far back from the road would it be, 20 feet, 30 feet?

MR. PFAU: No, off Temple Hill Road I would say a couple, Temple Hill Road with the closest building and then the next building is probably close to 1,000 foot back.

MR. CAMPO: How many total buildings?

MR. PFAU: Four senior citizen and two work force housing buildings.

MR. ARGENIO: Thank you, Mr. Campo.

MR. CAMPO: Thank you.

MR. ARGENIO: Anybody else have any questions? The gentleman all the way in the back in the corner, the pilot. How do I know he's a pilot? Look at him, he has to be a pilot. Your name, sir?

MR. MONACO: Michael Monaco, Continental Manor 2003. Couple questions I wanted to bring up, basically I'm a member of the ambulance corps, we've had a number of accidents on Temple Hill Road. It's a congested road, it's a 55 mile per hour road. My concern is senior citizens coming out onto Temple Hill Road before there's a traffic light there. I didn't hear anything about widening of Temple Hill Road. All I've heard is just--

MR. ARGENIO: They are widening it.

MR. MONACO: The whole length?

MR. GREALLY: The widening on Temple Hill Road is just at the access but it's a full turn lane just maybe you can, so this is the access, this is the Purple Heart so coming southbound traffic would be shifted over to the projected full left turn lane, this is all based on DOT design for 55 miles an hour, actually the taper lane's here, thru-lane and then taper back to the existing, there would also be a right turn lane northbound into the project.

MR. MONACO: Okay, but my concern about that isn't just that area because the entire length of Temple Hill Road actually if you, anybody who's driven there 5:00 in the afternoon on a rush hour knows flat out that that road is jam-packed just the way it is. You're talking about adding another 270 some odd units in there, that's going to add to the traffic even if you do put a cut thru-road going towards 32. Second thing I wanted to bring up was there are no three story buildings as far as I know anywhere along Temple Hill Road. Now you're going to talk about adding much larger buildings other than what's already there.

MR. VAN LEEUWEN: Jerry's Storage is four or five stories high.

MR. MONACO: Talking about residential buildings.

MR. ARGENIO: It's not particularly relevant and I'll tell you why, Mr. Monaco, not to minimize your statement. The code is the code. This is the planning board. We don't make the building code, we just don't do it. The town board makes the code. And if there's, if the Town Code allows for a five story building and this developer or this applicant, this owner feels that that's what they want to do with their property, as long as they do it and they conform to the law that five story building is something that that board has to review and to not review it would be against the law. We would subject the town to a lawsuit, et cetera.

MR. MONACO: I'm just curious because I haven't seen any residential buildings that are three stories, just curious as to why and why we're going to three story buildings here. Also you're talking about almost 300 units on 19 acres, Continental Manor first and second phase combined is 306 units but it's sitting on 40 acres, I'm sure the builder who built that would have preferred to have more units in there.

MR. ARGENIO: You're probably right.

MR. MONACO: I believe it will add to congestion and add to more traffic on Temple Hill Road which already is overloaded. Also senior citizens on a 55 mile an hour road, I've been to a fatal accident on Temple Hill as a member of the ambulance corps, I have gone to a fatal and a large number of accidents where people have been hurt, I feel that if this project does go through I think we might start seeing more, you're able to see more accidents. Just my concern. And also I, from, I gather from the talk the board has pretty much already set their mind on approving this?

MR. ARGENIO: I don't think any conclusion is foregone at any point.

MR. MONACO: From everybody talking it sounds like it.

MR. ARGENIO: We're gathering information here tonight.

MR. MONACO: Those are my concerns.

MR. ARGENIO: Thank you. The young lady in the back, all the way in the back with the white hair?

MS. COYNE: Patricia Coyne, Continental Manor, unit 2104. I'm also going to talk about the traffic burden. As a working mom, I time myself to get out on the road at 8:01, 8:06, 8:10 because if I don't and I'm caught by a school bus it's anywhere from 55 to 77 and plus cars and that's if I'm the first car there. Usually there are more than that behind me. On several occasions while being in that space waiting for a safe left turn I've had people behind me come up in front of me.

MR. ARGENIO: Coming out of the Continental Manor?

MS. COYNE: Yes, that's school and work, so that's frightening, it makes me want to move because I don't feel safe driving out of there. I don't know what you base your traffic surveys on, is it just the morning hours? Is it off hours when usually you don't have a problem making a left-hand turn at the end of the day, traffic comes all the way down to the front?

MR. ARGENIO: What are the concerns that you have, Mrs. Coyne, that you want to bring to our attention?



MS. COYNE: Work force, does that mean families with school aged children who will have school buses stopping on the same side of the road? When the school bus stops at the top of the hill, the traffic sometimes doesn't open up in front of me, it continues to go down, I can't see what's oncoming. I may have to rely on the kindness of somebody else who's waving me on but you can't see that because you're kind of in a hollow. So it adds to the burden if there's going to be a school bus stop up at the top, it's going to further add to the burden to try to make a safe left-hand turn. Most people don't travel 55 coming down the hill, maybe 50 percent and that's still too high, it's 45 coming in, it's 55 coming down but they're not coming down at 55, it's 65 miles an hour coming down the road. And when you're standing there in your car trying to make a left-hand turn into, it's frightening. Come on down when we're there going home coming out, first you have to ask permission from Continental Manor to park your car so that you can let your child out and I don't do that, I don't let my son go on the school bus so I can get out on the road. If I waited for the bus to take my son, I'd be late for work. So it's a huge burden, it will add to it, they'll find it too when they move in that it's not going to be safe to turn left out onto that road so they'll be here like ourselves.

MR. ARGENIO: I want to come back to your comment but I want to hear if anybody else has anything additional? Thank you, ma'am. Yes, sir, the gentleman here on the aisle?

MR. TULY: Frank Tuly, Continental Manor. Just to sum up if I understood right because I heard one word here I wasn't crazy about as I understand it, Shepro Lane is not going to be any traffic on there, right?

MR. PFAU: Correct.

MR. TULY: So right now you've got one road coming out onto Temple Hill, I heard the word proposed going out onto Patriot Bluff.

MR. ARGENIO: That's correct, what's your question?

MR. TULY: My question is are they going to be built simultaneously?

MR. ARGENIO: No.

MR. TULY: You're going to have all the traffic coming onto Temple Hill Road?

MR. ARGENIO: That's correct.

MR. TULY: For how long?

MR. ARGENIO: I can't tell you. I don't own the property.

MR. TULY: That's a lot of traffic coming out. Are you taking this into consideration?

MR. ARGENIO: We're going to continue to talk about traffic a little bit here.

MR. TULY: Thank you.

MR. ARGENIO: We're going to get into some specifics but I want to give everybody a chance to speak who wants to speak. Who else? Young lady, you're the dog lady, aren't you? You're the dog lady, right?

MS. SHOOK: Right.

MR. CORREA: I'm going to help her speak.

MS. SHOOK: I kind of know what I want to ask but I'm not too sure.

MR. ARGENIO: What's your name?

MS. SHOOK: Joyce Shook, 314 Temple Hill Road. I'm worried about that turning lane, the northbound lane because my house is that house right there, 314.

MR. ARGENIO: This is Baby Your Baby?

MS. SCHUCK: Yes, when they say those cars come down at 65 miles an hour, boy are they right because I've seen cars go into the ditch and have to be pulled out. So it is dangerous even with us pulling out of the driveway. I'm concerned about my front yard with what they're going to take to make that northbound lane.

MR. ARGENIO: Sir, sir, your name?

MR. CORREA: Steve Correa.

MR. ARGENIO: Go ahead.

MR. CORREA: We want to know where the right lane is going to come in in front of our house.

MR. ARGENIO: Show them that, Phil, please or Joe.

MR. GREALY: First of all, all of the widening has to be within the right-of-way of the state highway and/or lands owned by the applicant, we're not going on any property.

MR. ARGENIO: That doesn't mean that your lawn is not right now on the state right-of-way.

MR. GREALY: So wherever your property line is relative to the state highway that will stay the same. We're not going on your property. It's all within the state right-of-way. In terms of the width of these lanes and the length of these lanes, that's governed by the New York State Department of Transportation. So what we're talking about in terms of northbound we're looking at a 12 foot lane so if you took the white edge line and you went out there today where the white edge line is not only would you have 12 feet but we're widening on either side of Temple Hill Road on Route 300. So I would say roughly to give you a feel about 15 feet off the white edge line, the fog line, if you measured out there that's where the new edge of the right turn lane would be. Now, in terms of what we're proposing here is to go to what we call a curbed lane, you know, so you'd have the lane and then you'd have curbing. The rest of the roadway on the other side would have a shoulder. But in order to cut down on the amount of widening there we would go lane and a curb just along the right turn lane. If the DOT insists on it, we may have to have instead of the curb an additional couple of feet of shoulder area beyond the right turn lane so I hope that gives you kind of a feel and you looked at where the white line is, measure back about 15 or so feet and that's roughly where it would be.

MR. CORREA: We're going to have all that stopped traffic in front of the house which takes us 10 minutes to pull out, either way, it doesn't matter if you're going to go up the hill or down the hill.

MR. GREALY: In terms of kind of getting back to the last question, the traffic on Temple Hill Road on Route

300 on an hourly basis in the morning you're talking about over a thousand vehicles an hour, that's total both directions. In the afternoon rush hour, it's over 1,300 vehicles an hour so you're talking about some heavy volumes, speeds, absolutely, you know, as you go back towards Vails Gate towards Five Corners the speed limit has changed, you're down to a 40 in this stretch because it's wide open, people are going as fast as they can go, it's a 55 speed limit in this stretch but people are doing the 85 percentile speed they saw from DOT is 57 or 58, that means that 15 percent of the people are going above that and 85 are at or slightly lower. In terms of the widening, that's done here, it's all based on those speeds. So any transition or turn lane that's all taken into account. In terms of getting out onto Temple Hill Road and, you know, from your perspective I'll address second, from Continental Manor's standpoint when the traffic light goes in here and again the DOT is the one that allows when the light will go in cause some people may say well, we want the light in now, we want it in later, it's not up to this board, it's not up to this--

MR. ARGENIO: We don't vote light no light, light no light.

MR. GREALY: This applicant is paying for the road widening and the signal but he can't say I'm going to put in a signal on day one because the state will not allow it. You have to reach a certain level of volume from Continental Manor's standpoint once the signal goes in in this location, it will create some gaps. Right now one of the problems you have is there is no gaps. Once I get down if I'm coming from the south once I get passed the signals at Vails Gate and passed Old Temple Hill Road it's wide open. Coming southbound once I get passed the signals up here on Union Avenue there's no other signal, so what happens is you get no break in the traffic flow. So a signal will actually help, you know, Continental Manor and some of the side roads.

MR. ARGENIO: Even if you're 300 feet away from the signal, you still get the gap in traffic because the red light has people stopped.

MR. CORREA: And there's no, you're saying that light may never come so we're based on your promises on our traffic situation so--

MR. GREALLY: Yeah, in terms of when you reach a certain level that light will go in. What I am saying that level is not on day one, it's a lot of it seems to be tied into the connection because that's when you get traffic from Patriot Bluff, you get some diversionary traffic, if you were traveling up to the pizzeria on the corner of Windsor Highway and Union Avenue, when this road connects in you can take this road connection instead of coming all the way up to Union Avenue. So there's diversions of trips that come into play and that will govern when the signal goes in and this town is good at keeping on top of things. Some towns say oh, yeah, a signal's going to go in, they're going to be on the case to make sure and usually a condition of approval is after a certain level of development occurs here. So let's say I'm wrong after 200 units are occupied they usually require a monitoring to see what the volumes are and it's kind of a check point and that's used to help push DOT so that when that signal is needed, it's not two years later than when it was really needed. The other thing that usually happens is we're doing a design of a road here to get a permit from DOT. In many cases, what the town will do is require an applicant to actually do the design of the signal because once it's designed that can save another period of time. So I think this board, the town and the applicant in this case wants to do the right thing here, we're somewhat tied based on DOT's controls but things are done to make sure that it happens when it's supposed to happen and it's not delayed unnecessarily if in fact it does meet the warrants for a signal.

MR. ARGENIO: Did you have another question?

MR. CORREA: Just one more question about property values, if this lowers the property values you lower the taxes on the house?

MR. ARGENIO: I have absolutely no idea.

MR. CORREA: This has an impact on our property value.

MR. ARGENIO: I own a house in the Town of New Windsor same as a lot of people, I'm not a real estate developer, it's not what I do.

MS. SCHUCK: There's going to be no woods in the back of our house, there's no quiet zone anymore, that was our only quiet spot we had was our back yard and now that's going to be gone too and we're going to see

something that's three stories high.

MR. ARGENIO: Ma'am, I understand, believe me I do understand, but from a certain point you have to understand that at some level the planning board is an administrative body, there's a volumes of books that are this thick over in Jennifer's office and these are the rules that we have to work with. There are also the same set of rules that work for you when you want to do something on your property. You were here, you wanted to get a special use permit to have Baby My Baby Grooming over there cause you wanted to do dog grooming over at your house. Well, you're not supposed to be doing that, that's why you needed the special permit. We had the public hearing, nobody complained, the answer was as long as you're operating a clean place and there's not dog droppings everywhere that people are complaining about you're okay and you're good. Well, this person owns a piece of property, rather large piece of property, unfortunately, directly adjacent to you and he wants to develop it, he has the right to do that, he has to follow the law and we're here gathering information tonight and this is a good information exchange and we're going to direct him on some different things that we may suggest to help make it the best possible impact for the Town of New Windsor that we can. I hope you please understand that and keep that in mind.

MS. SCHUCK: Absolutely.

MR. ARGENIO: Don't ever think that necessarily that we're all here in favor of all developments all the time cause we're not but there's a law that we have to follow.

MS. SCHUCK: Okay.

MR. ARGENIO: Thank you very much. Anybody else? Two more hands. Mr. Bedetti, you go first, you have not spoken as of yet.

MR. BEDETTI: I just have two questions, one is this work force housing project outside the work force housing overlay zone?

MR. ARGENIO: Mr. Pfau or Mr. Mandelbaum, could you address Mr. Bedetti's question?

MR. PFAU: It's based on the work force housing and

totally affordable overlay zones, both zones.

MR. BEDETTI: Cause I looked at the current map that was just released recently and it didn't show that area.

MR. ARGENIO: You're saying it's not in the overlay zone?

MR. BEDETTI: Yes, that's what I'm saying based on the map that I saw.

MR. ARGENIO: Mr. Bedetti says this is not in the overlay zone.

MR. CORDISCO: We'll have to check that.

MR. ARGENIO: I'm almost positive it is.

MR. BEDETTI: And from a conceptual point of view, a senior housing project, tell me about the design and the layout of a work force housing and a senior housing in the same project.

MR. ARGENIO: Mr. Bedetti, we're not going to go fishing. If you have a question, I'd love for you to ask it and I'd love to have the applicant answer the question. But there's a lot of people here and I do want to talk about traffic cause it's important, there's some things I want to hear, I have questions for him, not that yours is not important but the common thread I'm hearing is traffic, traffic, traffic so if you have a question, please ask the question.

MR. BEDETTI: My question is what's in the design in the layout that protects the senior housing way of living from other like work force housing?

MR. MANDELBAUM: I can answer that.

MR. BEDETTI: Mr. Mandelbaum has laid out some very nice projects and I know he's given this some thought but I'm not aware of what it is and I haven't seen the layout.

MR. MANDELBAUM: I'll be happy to explain it to you, just to let you know, the road we're proposing here called Road A we're proposing to propose to give it offering to the town to create a town road so we'll actually separate the senior housing all by itself and

the work force housing by itself so it will be like two separate--

MR. BEDETTI: Opposite sides?

MR. MANDELBAUM: Completely opposite because this eventually I assume when it's connected to the other development it will become a town road, that's why you talk about the traffic and the road going through and so on, so this is actually going to be, create an offer of dedication, we're going to build it to the town road specs from day one so if and when the town decides to take it over, they don't have to do any upgrades so it's really two separate, it's going to be two separate parcels.

MR. BEDETTI: So simple answer was it's separated by a road.

MR. ARGENIO: Okay.

MR. BEDETTI: I was not aware of how it was laid out.

MR. ARGENIO: When you were asking the question it was broad enough where I don't know what, I just wasn't, I wasn't clear what you're getting at. I certainly understand now. Anybody else? You guys have already spoken, if you'd be brief, please, sir in the front, yes?

MR. O'CONNELL: Just the thing on traffic. I've been here 37 years, there was hardly any cars on Temple Hill Road but it wasn't dirt, I'm not that old, but at any rate as time went on, I can tell you a dozen accidents that happened there. So what happened was my wife and I, we had gone to Senator Schermerhorn to get the speed limit lowered down to 40.

MR. ARGENIO: I was thinking that same thing.

MR. O'CONNELL: Well, at any rate, we got there a little too late because DOT had just taken over and he said it was out of his control. So we called Goshen, I can't remember what happened, it was years ago but one of the accidents was the tractor trailer truck had jackknifed behind the school bus, used to get school bus on both sides of the road but my wife and I, she wrote letters and everything, we got where it can only be on our side of the, our side of the road which eliminated a lot of problems. But we never could find



out exactly why we couldn't have it 40 because it's 40 further down.

MR. ARGENIO: So what's your comment? You'd like to see the speed limit lowered on that road?

MR. O'CONNELL: Yes.

MR. ARGENIO: Mr. Campo?

MR. CAMPO: Yes, I just want to go frankly on record for you've heard all the horror stories about the traffic difficulties that we have but we have 300 units approximately in Continental Manor now, another 272 being proposed here, we already have a very, very dangerous situation, particularly making a left out of that complex any time of day but particularly during the busy rush hour times. And now to add 272 more units, multiply that by an average of two, there's approximately 500 or more cars going to be in that one mile area. I just want to go on record now while the plans are all sitting here it's very dangerous right now and we have asked about lighting and we're usually little pretty much ignored because you have to go see this guy and that guy, you haven't got enough traffic but it's dangerous and I use that one more to emphasize what we talk about probably once a month at any one of our board meetings the danger that we have with school buses, people coming in, coming out during normal working hours. Now we're going to add this which is fine, we understand that life goes on, you build and you build but to wait until the gentleman talked about, with the Ph.D. talked about when the buildings are up we'll see how it goes, that might be too late by the time the traffic is already going we already now have a very dangerous situation. So I just ask everybody sitting on this planning board to please be sensitive to that and as this project develops and as it nears its end that maybe you can consider getting those traffic lights in now, not wait until the first accident happens.

MR. ARGENIO: Thank you, Mr. Campo. Anybody else? Motion to close? Yes?

MR. MONACO: Just got one last thing to say, I used to live in Yonkers, I moved up here 15 years ago.

MR. ARGENIO: It's not about traffic, is it?

MR. MONACO: It has to do with quality of life, it has to do with the fact I lived in Yonkers and I watched it get overbuilt pretty built on every square inch of land if they can. When I have moved up to New Windsor, there were less than 14,000 people in the town. About 10 years ago, population was up over 27,000, God knows what it is now, you know, it's a quality of life issue, I believe that the more people we have here it's too crowded and everything.

MR. ARGENIO: Anybody else?

MR. FERGUSON: Motion to close the public hearing.

MR. BROWN: Second it.

MR. ARGENIO: Motion made and seconded we close the public hearing on this application.

#### ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. VAN LEEUWEN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Can I just add a couple things real fast for the benefit of everybody? Thank you all for being respectful and for the accurateness and the specificity of your questions, I appreciate it, I do appreciate it. Sometimes these public hearings can get a little crazy and nothing gets done that's productive. This traffic is an important thing, everybody should know this board knows and everybody in the audience should know that it was the town, it was this board that compelled this applicant to do this study, the traffic study, it was this board that compelled the applicant to do one study without the link through RPA and then another study with the link through RPA. It's all projections, nobody knows the numbers because the road doesn't exist. Mr. Grealy was engaged to do the study, he's done a lot of work in our town long before I sat on this board. So the study is thorough, I have a copy of it, I read it, it's probably four inches thick, it studies traffic movements every hour during the day throughout the entire day, it studies them every hour during the day on the weekends, it studies them on holidays, makes projections, does a lot of things. I think it's pretty thorough as do my fellow members

cause we voted to accept it a few months ago. You tell us there's a problem on Temple Hill Road. Is there anybody else here in this audience, this is not a question, this is rhetorical statement, who's going to be willing to spend and I'll make a number up, \$600,000 to improve Temple Hill Road right now? Cause I'm not willing to do it. I don't think you are. And I'm sure most of the people in the audience are not willing to do it. Is the applicant going to get a benefit by being able to develop his property? Absolutely he is. Mrs. Schuck's comments struck me very acutely when she said it's already dangerous. Mrs. Coyne, the lady in the back said it's already dangerous. Yeah, I drive there, my son's 16, he just got his license, he drives there too, he could be one of the hazards, he could be one of the mishaps there, who knows. When something's wrong, gotta do your best to fix it. And I'm glad to see that we have some type of solution here because probably what should of happened when Continental Manor was developed probably and I wasn't on this board I don't know when it was, I have no idea.

MR. VAN LEEUWEN: I was.

MR. ARGENIO: Probably, and this is not a knock on you Henry, there should have been turning lanes included in that project, somebody said 300 plus units, I can't imagine that many units no turn lanes left, right, left, right, it's all fine, probably should have been turn lanes.

MR. VAN LEEUWEN: Those days they didn't know about turning lanes.

MR. ARGENIO: I'm sure there's a reason but we have evolved and we're to this point, this board has done what we need to do to get this applicant to take a hard look at things and spend a lot of money engaging this professionals from Westchester to analyze this situation to not only mitigate his impact but improve what's going on on Temple Hill Road. So I want to, don't want to beat this to death, long before you folks were here tonight, we as a board have been talking and talking and talking and talking about this, if you remember, Mr. Grealy, when the traffic report came out, I called you a couple three days later about I don't remember what the issue was, something, I didn't understand and you explained it to me and I understood it. And in any event, let's turn this thing all the way back around and I want to come back to the

board and I want to look at the plan because I have a few questions if you can imagine that. Mark, stay with me on this, please.

MR. EDSALL: Yup.

MR. ARGENIO: Dominic, you'll check on that overlay please for Mr. Bedetti, make sure we're in compliance. I'm under the impression it's there.

MR. CORDISCO: Certainly.

MR. ARGENIO: This is at county, young lady?

MRS. PELESHUCK: Yes.

MR. ARGENIO: Where are we at with fire?

MRS. PELESHUCK: Approved.

MR. ARGENIO: So we have to wait to hear from county. What about lead agency, Dominic?

MRS. PELESHUCK: We sent that out.

MR. ARGENIO: There's a bunch of comments, Joe Pfau, this is for you, Mark, you have a whole, this is not, this does not mean we're done with traffic, just means we're done with it now because there's a lot more with the project than just the traffic. You had a whole pile of comments that I asked you to send to Mr. Pfau, it seemed to me a lot of them were clean-up comments, not all of them, some of them are stuff we need to talk about but did you get them to him?

MR. EDSALL: I did and as you indicated, there's quite a number of comments, they're mostly clean-up comments, the storm water as indicated during the public hearing they have already addressed, I asked them to address that early on, they have. I would say of the comments I provided the one that has the greatest amount of remaining work for me to look at involves the site grading and that's just--the bottom line the site grading plan I had difficulty because of the line weight on the drafting, I've spoken with Pietrzak & Pfau's office, they're going to rework that sheet, that's the one that I have the most remaining review work to perform, the rest is candidly a lot of clean-up work and it's not much heavy lifting, as you like to call it.

MR. ARGENIO: I want to read something here and members listen to me, landscaping plan, the plan provides a mix of deciduous trees as well as along internal drives the deciduous trees seem to be lumped in single groups rather than mixed or other dispersed throughout the site. You know what I see on that plan, Joe? Pennies. Looks like there's pennies stuck to the plan. You see what I'm saying? Can you help me with that?

MR. PFAU: Absolutely.

MR. ARGENIO: You follow me, right?

MR. PFAU: Yes.

MR. ARGENIO: I'm not saying add 350 trees.

MR. VAN LEEUWEN: That's all you've got to complain about?

MR. ARGENIO: The walls, Mr. Pfau, please take heed to the comment on the walls with the testing and such.

MR. PFAU: Yes.

MR. ARGENIO: That's, did you guys have anything else, Howard Brown or Harry Ferguson? What about the dumpster? There's roofs on these enclosures, isn't there, Joe?

MR. MANDELBAUM: Yes, there is.

MR. ARGENIO: There's no detail.

MR. GALLAGHER: I was going to say only one dumpster shows a covered enclosure, the rest just say enclosed.

MR. MANDELBAUM: It's the same detail for all of them, they're all identical.

MR. ARGENIO: So the internal roads, not the town road, the internal roads are they curbed?

MR. MANDELBAUM: Yes.

MR. PFAU: Yes.

MR. ARGENIO: Excellent, I should of known better than to even ask. Mark, when do we have the discussion

about the timing of the improvements on Temple Hill Road? I think that's a really important issue.

MR. EDSALL: It is and they've got to go to the town board once this board concludes SEQRA, it's got to be referred over to the town board for the special permit and Dom can speak more on the procedure than I can but I would suggest that because this is such an important issue on the environmental review that the traffic issue including the timing of the improvements be resolved before SEQRA is closed.

MR. ARGENIO: Monaco, Coyne, Campo, Holman, Kirkup, Shook, it's all traffic, Frank Tuly, it's all traffic. Go ahead.

MR. EDSALL: We're just speaking of the timing of that decision. Obviously there's the option as I said resolving it before SEQRA's concluded or generically concluding it effectively in the SEQRA but there are several issues in my comments where I have suggested that the special permit issue by the town board include several provisions being addressed.

MR. ARGENIO: Does it matter if we conclude before or after SEQRA?

MR. EDSALL: One or two ways.

MR. CORDISCO: The only difference is that the implementation of how it actually works and the triggers for how it would require them to come back should be--

MR. ARGENIO: Let me interrupt you. What I was referring to is the construction of the turning lanes as Mr. Grealy has shown them, I'm not talking about the signal issue at a later date.

MR. CORDISCO: Yes, understood. And even the construction of the turning lanes is a question of when do they happen, does it happen on day one, does it happen as a certain buildout of the project? And part of the implementation that would typically be the subject of an agreement with the town board where there was also a mechanism to require them to come back, in other words, so that at a certain level the project has to come back before anymore building permits are issued to determine whether or not those improvements are necessary at that time. Because if you just say as a

condition of your approval that you have to put in a turning lane but then don't tie it down to a specific mechanism--

MR. ARGENIO: I understand. So we're not going to figure this out exactly tonight. But let me ask the applicant directly relative to the turning lane, the turning lane as you've shown it, Mr. Grealy, and I'm not looking to set a date, Mr. Mandelbaum, but I'm going to ask an open-ended question, when we consider the timing of the construction of the turning lane on Temple Hill Road, are you adverse to us requesting that that happen sort of sooner in the project rather than later?

MR. MANDELBAUM: I don't have a problem, I'll even make a better suggestions than that, this project is going to be done in phases and you'll have this building and this building Phase One, this building, this building, Phase Two I think for the benefit of traffic has been an issue, I'm also concerned just like this gentleman is concerned about the seniors, I think we should do it before C.O.s are issued for Phase One the turning lane should be completed so before we even put people in the building the turning lane is completed.

MR. ARGENIO: We have guidance on that. Did you folks hear that? Are you hearing that?

MR. CAMPO: No, not clearly, please.

MR. ARGENIO: Ever so briefly, the applicant, I asked the applicant if he would object to our requesting the construction of the improvements on Temple Hill Road sooner in the project rather than later in the project and the applicant has offered that before he accepts any C.O.s on Phase I he'll have those improvements on Temple Hill Road done.

MR. CAMPO: The lanes?

MR. ARGENIO: Yes.

MR. VAN LEEUWEN: Before anybody moves in.

MR. ARGENIO: That's right. So the concern that somebody just said about it's a problem now is being recognized and acknowledged by the applicant now and I'm going to tell you why, not that I'm discriminating against you, but in the past I've engaged the public

after the public hearing was closed and I get yelled at by the attorney because it's against the law, against public meeting law.

MR. CORDISCO: Maybe not yelled at.

MR. ARGENIO: But reprimanded.

MR. MANDELBAUM: We're talking to the Ph.D., very expensive.

MR. ARGENIO: I know he is.

MR. MANDELBAUM: I would like to have the signal design done for the board up front so that way you'll know what will be coming in the future, there's no surprises.

MR. ARGENIO: That would be great, excellent, thank you, Mr. Mandelbaum. Members of the planning board, we have seen this, we have talked about this, we have gone through this. Mark, I'm not going to go through all your technical comments because they are technical in nature and I believe that a lot of them are between you and Mr. Pfau. Harry and Howard Brown, do you have any additional thoughts? Howard, you always get ticklish on the multi-building developments because of your experience at RPA, any other input?

MR. BROWN: If he can, just as he did in the other projects, isolate the buildings away from the surrounding areas with landscaping that would make the project not stand out and would still be a good living area.

MR. ARGENIO: I don't know exactly what you're referring to.

MR. BROWN: Well, the landscaping.

MR. MANDELBAUM: Additional trees in front, I'd be happy to do so. I planted over 350 trees over there at the other site.

MR. ARGENIO: It's beautiful.

MR. MANDELBAUM: As you know, landscaping is a big issue, what he puts on the plan I guarantee you it's going to be double what he puts on the plan.



MR. ARGENIO: I said it looks like a bunch of pennies.

MR. MANDELBAUM: Those pennies get expensive, let me tell you at \$85 a tree they get very expensive.

MR. ARGENIO: Eighty-five bucks?

MR. MANDELBAUM: I don't buy anything smaller than six feet.

MR. ARGENIO: Mr. Mandelbaum's going to do what he needs to do, we made some progress. Mark has some notes. Mr. Gallagher, what say you?

MR. GALLAGHER: Nothing right now. I don't think, maybe just a quick one, in all the islands where I see all the pennies of the represented trees that also is grass within there, can you point out the green areas?

MR. VAN LEEUWEN: Color green is green area.

MR. GALLAGHER: So all the areas are solid grass within?

MR. MANDELBAUM: Yes.

MR. ARGENIO: Hank, do you have anything else?

MR. VAN LEEUWEN: No, I don't. Mr. Mandelbaum has always been very, very helpful to us and if something comes up, if there was a couple problems that I had later on and he talked to him about it and he says Hank, don't worry about it and I'll take care of it.

MR. ARGENIO: And he did a nice job on the other senior housing.

MR. VAN LEEUWEN: He took care of it, no argument.

MR. ARGENIO: Counselor one or counselor two, do you have any other additional comments?

MR. CORDISCO: No.

MR. ARGENIO: Okay, thank you for coming in. We talked about some things here, thank you Mr. Mandelbaum for offering on the traffic improvement thing, that's a big issue, that's a big deal, as you heard tonight.

REGULAR ITEMS:

## TEMPLE HILL APARTMENTS SITE PLAN (11-14)

We'll start with Temple Hill Road Apartments, Joe, and I assume you're here to represent that? I see Mr. Mandelbaum is in the audience. This application proposes 272 unit multi-family residential development which is 186 totally affordable senior citizen units and 84 work force housing units plus two caretaker apartments on 19 1/2 acres. The plan was previously reviewed at the 14 September 2011, 9 November 2011 and 8 August 2012 planning board meetings. Mr. Pfau I assume is going to update us on where we're at with this application. I know it needed the benefit of some zoning changes which were part of the global zoning update at town board level. So that said, Joe, can you share with us a little bit here please where you're at?

MR. PFAU: Yes, as I stated, the town board did create the overlay for the work force housing. The plan has not much changed since we were here this summer. We gave the board an update. We have been diligently working with Mark Edsall's office, the fire department, we've gotten a sign-off on the SWPPP, we've gone through, met with Palisades SHPO, we've done all of that and we're here procedurally this evening to schedule a public hearing with the planning board so that we can move forward back to the town board hopefully with a positive recommendation for an overlay on this property.

MR. ARGENIO: Go ahead.

MR. PFAU: And that's it. Just as I, you know, the update that we gave this summer the unit count hasn't changed, the layout hasn't changed. We've made a few additional detail revisions based on Mark's comments and the fire department comments but I believe at this point this thing's pretty good to go and we just want to hopefully get a public hearing set so as I said, we can get back to the town board.

MR. ARGENIO: Where are we at with SHPO?

MR. PFAU: Okay, we got a letter back from SHPO saying there's no visual impacts at all to the site, historical resources concerned. We have taken care of that. We have submitted a Phase I archeological report which was requested. So that's all in the works. So we should expect to sign off on that. We have a sign-off letter from Palisades?

14 pages  
\$98.00

MR. ARGENIO: What does that mean what you just said?

MR. PFAU: That we've got the typical letter from SHPO asking for a Phase I archeological study.

MR. ARGENIO: And we have it right here.

MR. PFAU: That's correct, no impacts.

MR. ARGENIO: Folks in Albany have a copy of this report?

MR. PFAU: That's correct.

MR. MANDELBAUM: Hopefully by the time of the public hearing we'll have a letter from SHPO saying no problem.

MR. PFAU: We also have a letter from DEC that they have identified no endangered species on the project site. We also have a sign-off from the Palisades Park Commission with regard to the plan. I believe that you have in your possession a sign-off from the fire department on this project.

MR. ARGENIO: I do.

MR. PFAU: And at this point I believe that's--

MR. MANDELBAUM: Traffic study was done and I think Mark spoke to Phil Grealy.

MR. ARGENIO: We'll speak about that in a minute. Just for the edification of the members, this report from Tracker Archeological Service is in Nicole's office and if I just could, I'll read from a section here, during the course of the 1-B archeological 28 STs were excavated, I assume that's sample tests?

MR. PFAU: Yes.

MR. ARGENIO: No prehistoric artifacts or features were encountered, 20th century buildings and associated features were encountered, no historic 19th century or earlier artifacts were encountered, no further work is recommended. That's their recommendation. We'll hear from the folks from Albany on this in the form of a letter I would assume at some point in time in the near future. These guys do a pretty thorough job, Tracker,

I hired them one time to do some research for a project that I was involved in and my goodness, did they go through and excavate, hand holes and they sifted dirt and very thorough folks. And the letter I have here from SHPO does indicate that they're awaiting this report and they'll give us a recommendation after they receive their report. Okay, so to be continued on that. Mark, can you did you speak to somebody from--

MR. EDSALL: John Collins?

MR. ARGENIO: -- John Collins' office? I know we spoke about that earlier in the week or last week and did you reach out to those folks?

MR. EDSALL: I did and I spoke with Phil Grealy and there is no new information. The information that's before the board is basically the traffic study that was commissioned back in the beginning of the year that was submitted to the board in March. It was dated March 2, the study was expanded from a mere analysis of the intersection proposed as part of Jonah's project to Route 300. It looked at more globally the issue of developing a connector road from Route 300 to Route 32 which in effect would be this project road being developed as a town road, the center spine road connected to the RPA spine road which the board is part of good planning procedures, looked forward to having that road extended.

MR. ARGENIO: Mr. Mandelbaum is proposing this thru-road as a town road, yes, for dedication?

MR. EDSALL: Yes, yes, so the plan that the town or rather the planning board looked at for RPA is now coming to fruition with this road being developed, the point being to correct, make a connector road which may alleviate some of the traffic that runs either Union Avenue or down through Five Corners or at minimum allows traffic from each of these projects alternate routes to exit from the area and head out onto the traffic network. The study that John Collins Engineers prepared looked at that aspect, gave some results. In short, they commented that on a global basis, they believe it will enhance the overall traffic network that the town has in this area, be it Five Corners, Union Avenue and such but also comments on the warrants and needs for improvements at the main intersection off Route 300 and this project.

MR. ARGENIO: Now, what did it say relative to that?

MR. EDSALL: It is suggesting that there be a left turn lane created in Route 300 similar to what is developed at Continental Manor, similar to what was put in for Washington Green on Route 32. The traffic signal at that intersection however with this project alone would not meet the warrants. He is projecting that with the use of this road for both this project, RPA and some connector road traffic the warrants would likely be met that would--

MR. ARGENIO: For a signal?

MR. EDSALL: For a signal.

MR. ARGENIO: But not at that point?

MR. EDSALL: Not at that point, that would have to be revisited down the road.

MR. ARGENIO: What are you proposing on 300 for improvements now? Are you guys using that turning lane improvements?

MR. PFAU: My understanding from talking to Collins it was a quasi-turning lane, it was widening out Temple Hill Road.

MR. EDSALL: The details they have to explain and again I did make it very clear to Phil that we were looking forward to someone from John Collins being available for the public hearing.

MR. ARGENIO: I think that would be a very smart move.

MR. EDSALL: Has committed.

MR. ARGENIO: For you, Mr. Mandelbaum, and you, Joe, for him to be here to speak that evening.

MR. EDSALL: The applicant asked that I speak with them and make that request. Phil said that he or Pete would be available for the public hearing when it's scheduled.

MR. ARGENIO: So we're talking about some sort of left turn in left turn out on Temple Hill Road on the front end of that construction?

MR. PFAU: That's correct.

MR. ARGENIO: Is that in addition to the suicide lane that exists there now on 300 or are you going to be modified?

MR. PFAU: I think we're just going to be--

MR. MANDELBAUM: That sounds good.

MR. PFAU: No, make it more concise with striping.

MR. GALLAGHER: They'd widen the striping at Continental?

MR. EDSALL: Yes, the requirements for that configuration will be DOT mandated so I think I'll clue Phil in that I may want to touch base with him so the board has a clearer picture I suggested but you can revisit that at the public hearing.

MR. ARGENIO: When will we have a picture or plan or image of what that's going to be?

MR. MANDELBAUM: You'll have it for the public hearing, actually before that because he had to--

MR. EDSALL: I'll touch base with Phil, let him know we want that nailed down for the public hearing.

MR. MANDELBAUM: Mark, he said you'll have it in one week and he can send it to DOT, in the meantime, might as well start the process.

MR. ARGENIO: I agree. What about the signal?

MR. MANDELBAUM: I think it's a great thing later on by somebody else, I built the wall, that's enough, no, at this time because we're going to phase it, actually going to be, it's a site plan subdivision done in sections so I would say Phase I cannot pay for it but maybe we should talk to AVR to once it connects how we can work it together but I have no problem working with them to put it up in the future phase.

MR. ARGENIO: How are we going to address that, Mark?

MR. MANDELBAUM: It really benefits both of us.

MR. ARGENIO: Well, I think it benefits everybody, it's

going to help RPA for marketing, it's going to help you for marketing, you have Section One, Section Two, Section Three, Section Five, Section Six, somehow we skipped Section Four, I guess, are they phases, Joe?

MR. PFAU: Yes.

MR. MANDELBAUM: Sometime in maybe like give you an example I don't, but I think Section Two and Section Three may be one phase as in Section One and Five or something would be another phase because you have senior work force, special needs, disabled veterans like in one phase. So if after we do one phase we can definitely work with our neighbors here to talk about the traffic because it really benefits both of us and if you want to set up a meeting to talk to them about it.

MR. EDSALL: I think I'm going to share with the board the fact that I did raise that issue with the Supervisor because this connector road is more of a town wide issue than a site specific issue and the Supervisor indicated that it was his intent that this project have a developer's agreement that would identify their obligation.

MR. ARGENIO: Which would include the signal?

MR. EDSALL: Yes. What we'll do is we'll toss that one to the town board, Town Supervisor specifically and I'm sure that it will be worked out and I'm sure Dominic will have his fingers in it.

MR. CORDISCO: If that's the direction that the town board wants to go, the town board has its own separate approval as part of this project, they can certainly condition their approval on developer's agreement for future traffic impact costs.

MR. ARGENIO: Dominic, I'm certainly and again, if any of the board members have any questions on this, please chime in, Dave Sherman, this predates you by a long shot and it certainly predates a lot of other members, this thru-road is something that we have been talking about for a long, long time and I'm certainly happy that we have a developer of the caliber of Mr. Mandelbaum involved in this cause he's proving himself to be a guy who can get things done and he's a guy who makes commitments and the history would dictate that he follows through with those commitments.

MR. BROWN: You're absolutely right, Jonah does follow through but AVR is hedgy and this could be years away before they--

MR. ARGENIO: We don't know with AVR, Howard, you're right and they have, you're right, you're right, I don't know what to say beyond that. The pieces are out there and we're trying to put them together.

MR. MANDELBAUM: Have the Supervisor set up a meeting with us and AVR and we can talk about it and see where we can go. By next meeting, you'll have answers hopefully from both of us and we'll have it from there, I mean, I'll be happy to pay my share, I don't have a problem with that.

MR. BROWN: Remember when we gave the approval to AVR we did ask them when they expect to start and they said depending on the market.

MR. ARGENIO: This is a dynamic thing.

MR. MANDELBAUM: But once the market starts and the road is connected then, you know, they started and maybe if I'm only at Phase Two so before I finish this phase and when they connect we can share in the cost of the traffic light and put it in, that way by the time the connection is done the traffic light is there existing.

MR. ARGENIO: Mark and Dominic, you guys have to put some creative thought in this because your learned counsel is going to be important both for the town board and the planning board in crafting some type of framework that gets this done.

MR. EDSALL: I have already, as I said, I've already raised the issue with the Supervisor and we'll just keep pushing it along.

MR. ARGENIO: What's this, Jonah?

MR. MANDELBAUM: That light should be operating before the road is connected.

MR. ARGENIO: Absolutely.

MR. EDSALL: Hopefully.



MR. ARGENIO: What's this here?

MR. PFAU: That's retaining walls.

MR. ARGENIO: How tall are they?

MR. MANDELBAUM: They're tall but they're not in stone.

MR. ARGENIO: I don't think we're looking for stone, Jonah. Again, what I don't want to do, we've been so focused on the global impact of the project, I don't want to lose sight of the details.

MR. EDSALL: Mr. Chairman, our normal comments of concern regarding retaining walls are already included in my draft notes.

MR. ARGENIO: Alright, am I seeing 10 feet?

MR. PFAU: On the highest end in the corner these are two 12 foot walls at the very highest point and they drop down.

MR. ARGENIO: Am I seeing 14 foot down here? There's fence on these, Mark, I'm hoping?

MR. EDSALL: I'm going to go through that whole, our normal checklist.

MR. MANDELBAUM: We can show a fence on top of the wall.

MR. EDSALL: That's, we've got some standard guidelines on that.

MR. ARGENIO: That's a detail, Mark, you're going to have to get on their case on that.

MR. PFAU: Fourteen foot it looks like the bottom one is.

MR. ARGENIO: And they're tiered. What about the third one, Joe, all the way to the left?

MR. PFAU: This one right here?

MR. ARGENIO: Yes.

MR. PFAU: Those are two 10 foot.

MR. ARGENIO: Okay, we're going to, I would presume that I think it's a foregone conclusion we're going to have a public hearing, right, until the, I don't want to say we're in the middle of Vails Gate, we're certainly darn close to being right smack dab in the middle of things. Does anybody, any of the board members have any other thoughts on that or disagree with that?

MR. GALLAGHER: Definitely.

MR. ARGENIO: Howard and Harry, you guys agree?

MR. BROWN: I agree.

MR. ARGENIO: Dave?

MR. SHERMAN: Yes.

MR. ARGENIO: Okay, I think, I mean, the plans have been in a pretty good shape for quite some time. I would think that they're at a level of fitness where we can schedule it. Mark, do you agree with that statement?

MR. EDSALL: Yeah, I'm continuing my detailed review, I had tabled that because we weren't sure how the zoning was ultimately going to be adopted but now that the town board is done with their zoning amendments, I'm reinitiating my detailed review. But these are fine for a public hearing.

MR. ARGENIO: You really need to kick that in the behind, I think.

MR. EDSALL: I am but I think you're fine for a public hearing.

MR. ARGENIO: Schedule a public hearing.

MR. GALLAGHER: So moved.

MR. SHERMAN: Second it.

MR. ARGENIO: Motion has been made and seconded to schedule a public hearing for Temple Hill Apartments. Roll call.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. SHERMAN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. PFAU: Is this, I'm sorry, is this a public hearing for the site plan as well or--

MR. ARGENIO: As well as public hearing for the site plan.

MR. PFAU: Not zone change.

MR. EDSALL: Zone change is done, special permit is issued by the town board.

MR. CORDISCO: That requires a separate review, the town board special--

MR. MANDELBAUM: They have to send it after the public hearing, they have to send it to the town board.

MR. CORDISCO: Correct.

MR. MANDELBAUM: Site plan and subdivision.

MR. GALLAGHER: My question was basically is it going to be for low income? Is it Section 8?

MR. MANDELBAUM: No, work force housing is for people specific income range, people with special needs, it's also based on their income but also it's for, you're familiar with Occupations Inc., same thing, they would be our joint partners in here, joint applicant for the state, they're the one who for the people with special needs and disabled veterans. I'm just the landlord, they can get the services.

MR. GALLAGHER: Somebody calls up and saying if they accept Section 8 it's going to be a--

MR. MANDELBAUM: We're not Section 8. What you're talking about is project based voucher, some projects get vouchers from Section 8 for 50 apartments, we're not that. If somebody has a Section 8 voucher and comes to us with a voucher, we can accept them but it has to go through a criteria, just like we're doing for the seniors, no difference. In New Windsor, the first one I think we have only maybe six people out of 93

with Section 8.

MR. ARGENIO: I want to be careful with this term Section 8 because when people spit that out, it's a derogatory, it tends to be interpreted as a derogatory comment. So I think what's important is Danny you asked the question, I think it's important that the applicant do offer you specific answers to your specific questions and not a generic question and a generic answer. So let's just be clear about it, Jonah, so you have the work force housing carries with it special, specific criteria, is that correct?

MR. MANDELBAUM: They have to meet a specific income just like the seniors do, except like if probably half of the employees in the Town of New Windsor can qualify, if not more than half income wise to move into those buildings for a person, husband and wife with a kid, if they have the income criteria they can move in. Section 8 is very different. Section 8 housing is to encompass, apply for Section 8 voucher and they're allowed to get a certain income to move in. It's very different than a person who has a voucher themselves and they come in and they have a voucher they have to go through the same criteria as the regular person income wise and so on. Also, we have to have Section 8 involved with certain specific things. Now if they don't meet our criteria, I don't have to let them move in, simple. We have the right to see where they live, if they pay the rent, terrible tenant and so on because I can't jeopardize the tenant next door just because they have a voucher. We have Section 8, we kick people out. Believe it or not, they pay more rent because under the law I'm allowed to charge the maximum, right, 30 percent, 60 percent or 50 percent but if they're not a qualified tenant and the criteria we don't have to let them in. None of our buildings, any building that I've done is a Section 8 building a lot of people have the misconception you have when it's project based that means the project itself has vouchers from the state or from HUD and they collect people based on income, it's very different. We're not a Section 8 housing, affordable, if you want to be the correct, like you said, called affordable housing.

MR. ARGENIO: I certainly don't expect you to understand every single nuance of the code, Dominic, that he just described but does what Mr. Mandelbaum just shared does that make sense to you?

MR. CORDISCO: It certainly does.

MR. ARGENIO: I don't expect you to have that code memorized but I just want to make sure it makes sense, it makes sense to me and I'm glad to hear you say that.

MR. CORDISCO: That's consistent with the Town Code that the town board adopted.

MR. ARGENIO: Okay, does that answer your question?

MR. GALLAGHER: Yes.

MR. ARGENIO: Do you guys have anything to my right, Harry, Howard? We're going to certainly see them again.

MR. BROWN: I want to see the public hearing first.

MR. ARGENIO: Please, Mark, very briefly or Dominic just outline for the benefit of the members what the next step and the subsequent one would be for the applicant.

MR. CORDISCO: Well, you now schedule the public hearing.

MR. MANDELBAUM: Is that for your next meeting?

MRS. PELESHUCK: Do we need DOT approval before?

MR. ARGENIO: No, we can have the public hearing, yeah, and Mark's going to work with DOT, no reason we can't, I think, I believe it will be for the next meeting, yes, we'll have to check, she'll check the notification requirements, make sure we comply but go ahead.

MR. CORDISCO: Well, that's it. The next step is to have the public hearing to hear any concerns that the public has and also to address any of the concerns that were raised tonight or any of the other open issues. And then the board will be in a position to close the public hearing. The next step after that would be to make a determination under SEQRA assuming that all the open issues have been addressed that would involve this board either making a positive dec or negative dec as the case may be, that's an important step for this project because the town board is also involved and has its own approval, it has a special permit that must be issued for this. Once a negative dec, for instance,

has been issued for this project, the project can then go before the town board for formal processing of the application. At that point before the town board, the town board must have its own public hearing in connection with the project so that has to happen as well before they can issue a special permit. Once they have their special permit, I realize that that's a little bit like ping pong, but once the project has a special permit, it actually comes back to this board for final plan approval.

MR. ARGENIO: But Dominic, there are sequential things that have to happen between the town board and the planning board but that does not mean that the planning board cannot continue to act in a parallel fashion and continue with our review and the DOT discussions, traffic, the SHPO, et cetera, et cetera?

MR. CORDISCO: Oh, absolutely. In fact, it would be very prudent to pursue all of those on a parallel track.

MR. ARGENIO: We need to hear from SHPO, obviously. Dave, do you have any questions?

MR. SHERMAN: I will but I will ask it privately.

MR. ARGENIO: Okay, what else do we need do tonight from a procedural perspective?

MR. CORDISCO: If the plans have not yet been referred to the County Planning Department, they need to go.

MR. ARGENIO: I don't see any reason why we can't do that.

MR. EDSALL: They have not because the zoning amendments were pending, we didn't want to send it out to them so they can point out that it was inconsistent with the old zoning so we'll send it out to county immediately as well.

MR. ARGENIO: We should do that and I'd very much like to have the DOT thing wrapped up. Are we okay, side bar lady?

MRS. GALLAGHER: Yes.

MR. ARGENIO: I'd like to wrap the DOT thing up. Mark, we didn't spend a great deal of time discussing it but

it seems to me that there's a bit of work there for you and Dominic.

MR. EDSALL: I'm going to coordinate directly with Phil on that. The applicants asked that I do so I'll talk to Phil, I'll tell him we want some layout information and if he can get some initial feedback from DOT that would be great.

MR. ARGENIO: We did or did not refer to DOT? We did because of the, they told us it doesn't meet the, we don't meet warrants for the signal.

MR. EDSALL: Phil had discussed that and also looked at the state warrants the various warrants that the state has in their procedures.

MR. ARGENIO: So we did refer?

MR. EDSALL: It has to go to both.

MR. ARGENIO: So we should do that, yes?

MR. EDSALL: Yes.

MR. ARGENIO: Do we need to vote on that?

MR. EDSALL: You can just--

MR. ARGENIO: You guys okay with that?

MR. GALLAGHER: Yes.

MR. SHERMAN: Yes.

MR. BROWN: Yes.

MR. FERGUSON: Yes.

MR. ARGENIO: So we'll do that. What else guys?

MR. CORDISCO: That's it.

MR. EDSALL: All you can do.

MR. ARGENIO: Thank you, Mr. Mandelbaum.



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4631

## Assessors Office

J. Todd Wiley, Assessor

October 9, 2012

Temple Hill Realty LLC  
27 Water Way  
Newburgh, NY 12550

Property Location: 324 Temple Hill Rd, New Windsor, NY 12553

Re: 35-1-28

PB: 11-14 (198)

Dear Sirs,

According to our records, the attached list of property owners is within five hundred (500) feet of the above referenced property.

The charge for this service is \$213.00.

Please remit the balance of \$213.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO  
Sole Assessor

JTW/bw  
Attachments

CC: Nicole Peleshuck, PB



334800 4-2-21.23  
AVR RPA Dev LLC  
One Executive Blvd  
Yonkers NY 10701

334800 35-1-27  
New York State  
5th Floor-Ae Smith Bldg  
Albany NY 12226

334800 35-1-28  
Temple Hill Realty LLC  
27 Water Way  
Newburgh NY 12550

334800 35-1-29  
Gedalia Leonorovitz  
10 Prag Blvd 301  
Monroe NY 10950

334800 35-1-30  
Gedalia Leonorovitz  
10 Prag Blvd 301  
Monroe NY 10950

334800 35-1-31  
Michael K O Connell  
12 Shepro Ln  
New Windsor NY 12553

334800 35-1-32.1  
John Gabriel  
304 Temple Hill Rd  
New Windsor NY 12553

334800 35-1-32.2  
Nicolina C Yassaman  
P.O. Box 48  
Southfields NY 10975

334800 35-1-33  
Lawrence J Tremblay  
310 Temple Hill Rd  
New Windsor NY 12553

334800 35-1-34  
Joyce L Shook  
314 Temple Hill Rd  
New Windsor NY 12553

334800 35-1-65  
Deon King  
Shaw, Rosalind M  
286 Temple Hill Rd  
New Windsor NY 12553

334800 35-1-67  
David Kirkup  
Kirkup, Josephine  
355 Temple Hill Rd  
New Windsor NY 12553

334800 35-1-104  
John F Homin  
Homin, Frances & John  
91 Merline Ave  
New Windsor NY 12553

334800 79-1-1.-801  
Linda R Gall AKA Farrell  
Gall, James N  
437 Rock Cut Rd  
Walden NY 12586

334800 79-1-1.-802  
Roxana Ibarra  
252 Round Hill Rd  
Florida NY 10921

334800 79-1-1.-803  
Janette Santos  
Santos, Jocelyn  
276 Temple Hill Rd Unit 803  
New Windsor NY 12553

334800 79-1-1.-804  
Christopher C Rhynehart  
McCaffrey, Kelly L  
276 Temple Hill Rd 804  
New Windsor NY 12553

334800 79-1-1.-805  
Thomas P Caterino  
276 Temple Hill Rd Unit 805  
New Windsor NY 12553

334800 79-1-1.-806  
Sabato Gallo  
Gallo, Raffaella  
15468 Orlanda Dr  
Bonita Springs FL 34135

334800 79-1-1.-807  
Michael L Razensky  
276 Temple Hill Rd Unit 807  
New Windsor NY 12553

334800 79-1-1.-808  
Brian D Speary  
34 Pellbridge Dr  
Hopewell Junction NY 12533

334800 79-1-1.-809  
Arlene L Campo  
Joseph. Campo  
276 Temple Hill Rd Unit 809  
New Windsor NY 12553

334800 79-1-1.-810  
Cheryl A Gould  
14 Bethlehem Rd  
Newburgh NY 12550

334800 79-1-1.-811  
Molly Carhart-Whitner  
276 Temple Hill Rd 811  
New Windsor NY 12553

334800 79-1-1.-812  
Timothy J Dietsch  
Carleton, Emily A  
276 Temple Hill Rd Unit 812  
New Windsor NY 12553

334800 79-1-1.-813  
Frank Kortright  
Kortright, Zuinda  
276 Temple Hill Rd Unit 813  
New Windsor NY 12553

334800 79-1-1.-814  
Marcello Delvecchio  
Delvecchio, Arlene  
6 Candlewood Dr  
Goshen NY 10924

334800 79-1-1.-815  
Mary Ellen Colombo  
Homan, Frederick  
2 Pony Ter  
Newburgh NY 125502937

334800 79-1-1.-816  
Lisa Berardinelli  
276 Temple Hill Rd 816  
New Windsor NY 12553

334800 79-1-1.-817  
Rosario P Nunez  
276 Temple Hill Rd Unit 817  
New Windsor NY 12553

334800 79-1-1.-818  
Sonia E Noriega  
276 Temple Hill Rd Unit 818  
New Windsor NY 12553

334800 82-1-1  
John Gadonniex  
3111 State Rte 208  
Wallkill NY 12589

334800 82-1-1.-23  
Mark T Malnic  
276 Temple Hill Rd Unit 703  
New Windsor NY 12553

334800 82-1-1.-26  
Catherine Castillo  
276 Temple Hill Rd Unit 706  
New Windsor NY 12553

334800 82-1-1.-57  
Marilyn Morales  
276 Temple Hill Rd Unit 1201  
New Windsor NY 12553

334800 82-1-1.-60  
Francis H Tully  
Tully, Jeanette V  
276 Temple Hill Rd Unit 1204  
New Windsor NY 12553

334800 82-1-1.-63  
David Farley  
Farley, Marilyn  
276 Temple Hill Rd Unit 1207  
New Windsor NY 12553

334800 82-1-1.-66  
Patricia Villafuerte  
276 Temple Hill Rd Unit 1302  
New Windsor NY 12553

334800 82-1-1.-69  
Jeff Noto  
Noto, Lisa A  
276 Temple Hill Rd Unit 1305  
New Windsor NY 12553

334800 82-1-1.-72  
Tracy A Suffecool  
276 Temple Hill Rd Unit 1308  
New Windsor NY 12553

334800 79-1-1.-819  
Giuseppe A Livigni  
276 Temple Hill Rd Unit 819  
New Windsor NY 12553

334800 82-1-1.-21  
Angela M Zappala  
276 Temple Hill Rd 701  
New Windsor NY 12553

334800 82-1-1.-24  
Renee E Pacella  
276 Temple Hill Rd Unit 704  
New Windsor NY 12553

334800 82-1-1.-27  
William Hallas Jr  
Hallas, Anastasia  
276 Temple Hill Rd Unit 707  
New Windsor NY 12553

334800 82-1-1.-58  
Arnold Meyers  
Meyers, Gail  
276 Temple Hill Rd Unit 1202  
New Windsor NY 12553

334800 82-1-1.-61  
Afaf Salib  
Salib, Bahig G  
276 Temple Hill Rd Unit 1205  
New Windsor NY 12553

334800 82-1-1.-64  
Debra Fazio Cassidy  
2769 Rte 55  
Poughquag NY 12570

334800 82-1-1.-67  
Marie A Marcasiano  
276 Temple Hill Rd Unit 1303  
New Windsor NY 12553

334800 82-1-1.-70  
Gina Ramos Cuneo  
184-06 Hillside Ave  
Jamaica NY 11432

334800 82-1-1.-73  
Vanessa Delaguila  
Diego, Sanchez  
276 Temple Hill Rd Unit 1401  
New Windsor NY 12553

334800 79-1-1.-820  
Marie Homan  
276 Temple Hill Rd Unit 815  
New Windsor NY 12553

334800 82-1-1.-22  
Wendy Zayas  
276 Temple Hill Rd Unit 702  
New Windsor NY 12553

334800 82-1-1.-25  
Eric Reyes  
Reyes, Christine  
276 Temple Hill Rd Unit 705  
New Windsor NY 12553

334800 82-1-1.-28  
George R Cote  
Cote, Ana R  
1109 Senior Ct  
New Windsor NY 12553

334800 82-1-1.-59  
Angela M Demaris  
34 Wallkill Ave  
Montgomery NY 12549

334800 82-1-1.-62  
Theodora Canaras  
276 Temple Hill Rd Unit 1206  
New Windsor NY 12553

334800 82-1-1.-65  
Anthea Morne  
Morne, Jean Marie  
369 Grand St  
Newburgh NY 12550

334800 82-1-1.-68  
Laurie Egan  
Egan, Annette  
276 Temple Hill Rd Unit 1304  
New Windsor NY 12553

334800 82-1-1.-71  
Lilio & Angelina Marcucci  
276 Temple Hill Rd Unit 1307  
New Windsor NY 12553

334800 82-1-1.-74  
Jo Guyt  
276 Temple Hill Rd Unit 1402  
New Windsor NY 12553



334800 82-1-1.-75  
Stephen R Kenna  
276 Temple Hill Rd Unit 1403  
New Windsor NY 12553

334800 82-1-1.-78  
Paul V Macerone  
Macerone, Marilyn J  
60 Goshen Rd  
Chester NY 10918

334800 82-1-1.-81  
Michael Holland  
564 7th Square Unit 102  
Vero Beach FL 32962

334800 82-1-1.-84  
Olivia Parga  
276 Temple Hill Rd Unit 1507  
New Windsor NY 12553

334800 82-1-1.-87  
Kathleen M Lucchesi  
276 Temple Hill Rd 1513  
New Windsor NY 12553

334800 82-1-1.-90  
Eugene N Andrews  
Andrews, Barbara A  
276 Temple Hill Rd Unit 1519  
New Windsor NY 12553

334800 82-1-1.-93  
Dawn V LoCurto  
276 Temple Hill Rd Unit 1506  
New Windsor NY 12553

334800 82-1-1.-96  
William F Reilly Jr  
Reilly, Edward  
P.O. Box 122  
Blooming Grove NY 10914

334800 82-1-1.-99  
Paul F Gannon  
Gannon, Jane F  
33 Flemming Dr  
Newburgh NY 12550

334800 82-1-1.-102  
Kathleen Garrity  
276 Temple Hill Rd Unit 1603  
New Windsor NY 12553

334800 82-1-1.-76  
Robin Francis  
276 Temple Hill Rd Unit 1404  
New Windsor NY 12553

334800 82-1-1.-79  
Christa Petacchi  
276 Temple Hill Rd Unit 1407  
New Windsor NY 12553

334800 82-1-1.-82  
Kenneth Fliesser  
Gail, Liesser  
104 Bellow La  
New City NY 10956

334800 82-1-1.-85  
Anthony G Fraraccio  
Fraraccio, Marie A  
276 Temple Hill Rd Unit 1509  
New Windsor NY 12553

334800 82-1-1.-88  
Lindsay Maguire  
276 Temple Hill Rd Unit 1515  
New Windsor NY 12553

334800 82-1-1.-91  
Cheryl M Lachant  
276 Temple Hill Rd Unit 1502  
New Windsor NY 12553

334800 82-1-1.-94  
Kimberly E Morelock  
276 Temple Hill Rd Unit 1508  
New Windsor NY 12553

334800 82-1-1.-97  
Helen M Masterson  
276 Temple Hill Rd Unit 1514  
New Windsor NY 12553

334800 82-1-1.-100  
Joseph C Coyle  
276 Temple Hill Rd Unit 1520  
New Windsor NY 12553

334800 82-1-1.-103  
Susan James  
James, Jijy  
2506 Constitution Way  
New Windsor NY 12553

334800 82-1-1.-77  
Elizabeth T Ponesse  
630 Union School Rd  
Mount Joy PA 17552

334800 82-1-1.-80  
Deborah A Bouley  
276 Temple Hill Rd Unit 1408  
New Windsor NY 12553

334800 82-1-1.-83  
Nancy L Sairrino  
P.O. Box 307  
Vails Gate NY 12584

334800 82-1-1.-86  
Darrell R Goldsmith  
54 Steele Rd  
New Windsor NY 12553

334800 82-1-1.-89  
Craig Gugick  
276 Temple Hill Rd Unit 1517  
New Windsor NY 12553

334800 82-1-1.-92  
Kristen A Venezia  
P.O. Box 4  
Suffern NY 10901

334800 82-1-1.-95  
William E Black  
Black, Bibi S  
276 Temple Hill Rd Unit 1510  
New Windsor NY 12553

334800 82-1-1.-98  
Carol A Passaro  
276 Temple Hill Rd Unit 1516  
New Windsor NY 12553

334800 82-1-1.-101  
Richard C Venuti  
Brissette, Renee  
42 Hillcrest Ave  
Larchmont NY 10538

334800 82-1-1.-104  
Jody Beth Davidow  
DiDomenico, Victoria Lynne  
17 Archery Rd Unit 1  
Newburgh NY 12550

334800 82-1-1.-105  
Janet Panzera  
276 Temple Hill Rd Unit 1609  
New Windsor NY 12553

334800 82-1-1.-108  
Richard D Sicina  
276 Temple Hill Rd Unit 1615  
New Windsor NY 12553

334800 82-1-1.-111  
Heather N Monaco  
276 Temple Hill Rd Unit 1604  
New Windsor NY 12553

334800 82-1-1.-114  
Paul Franco  
276 Temple Hill Rd 1610  
New Windsor NY 12553

334800 82-1-1.-117  
Valbona Shala  
276 Temple Hill Rd 1616  
New Windsor NY 12553

334800 82-1-1.-120  
Anemarie Clemente  
276 Temple Hill Rd Unit 1702  
New Windsor NY 12553

334800 82-1-1.-123  
Anna M Supik  
276 Temple Hill Rd Unit 1705  
New Windsor NY 12553

334800 82-1-1.-126  
Emma Haffermalz  
276 Temple Hill Rd Unit 1708  
New Windsor NY 12553

334800 82-1-1.-129  
Michael G Melendez  
Cintron, Corine J  
276 Temple Hill Rd Unit 1803  
New Windsor NY 12553

334800 82-1-1.-132  
Latanya Godbee  
276 Temple Hill Rd Unit 1806  
New Windsor NY 12553

334800 82-1-1.-106  
Kelly Diange  
276 Temple Hill Rd Unit 1611  
New Windsor NY 12553

334800 82-1-1.-109  
The Bambara Family Trust  
27 Fifth Ave  
Newburgh NY 12550

334800 82-1-1.-112  
John Delgado  
276 Temple Hill Rd Unit 1606  
New Windsor NY 12553

334800 82-1-1.-115  
Marjorie Bennett  
276 Temple Hill Rd Unit 1612  
New Windsor NY 12553

334800 82-1-1.-118  
Thomas F Amante  
276 Temple Hill Rd Unit 1618  
New Windsor NY 12553

334800 82-1-1.-121  
Alvin Boykin  
276 Temple Hill Rd Unit 1703  
New Windsor NY 12553

334800 82-1-1.-124  
Maria Timberger  
276 Temple Hill Rd Unit 1706  
New Windsor NY 12553

334800 82-1-1.-127  
Syed O Rizvi  
Mona, Rizvi  
2803 Kent Pl  
Hillsborough NJ 08844

334800 82-1-1.-130  
Kathryn F Nivins  
276 Temple Hill Rd Unit 1804  
New Windsor NY 12553

334800 82-1-1.-133  
Anthony A Bloise  
276 Temple Hill Rd Unit 1807  
New Windsor NY 12553

334800 82-1-1.-107  
Devlyn Henry  
Powell, Junior  
183-28 Dunlop Ave  
St Albans NY 11412

334800 82-1-1.-110  
Kenneth F Lorenze Jr  
276 Temple Hill Rd Unit 1602  
New Windsor NY 12553

334800 82-1-1.-113  
Janelle L Stiglic  
276 Temple Hill Rd Unit 1608  
New Windsor NY 12553

334800 82-1-1.-116  
Owen Henry  
Henry, Monica  
276 Temple Hill Rd Unit 1614  
New Windsor NY 12553

334800 82-1-1.-119  
Nancy Schaustal  
P.O. Box 10274  
Newburgh NY 12550

334800 82-1-1.-122  
Stephanie Hobbs  
276 Temple Hill Rd Unit 1704  
New Windsor NY 12553

334800 82-1-1.-125  
Wanda M Jones  
276 Temple Hill Rd Unit 1707  
New Windsor NY 12553

334800 82-1-1.-128  
George Cohen  
276 Temple Hill Rd Unit 1802  
New Windsor NY 12553

334800 82-1-1.-131  
Dominick J Guglielmo  
Guglielmo, Donna M  
276 Temple Hill Rd Unit 1805  
New Windsor NY 12553

334800 82-1-1.-134  
Maria D Amengual  
276 Temple Hill Rd Unit 1808  
New Windsor NY 12553

STAPLES

334800 82-1-1.-135  
James Corless  
Corless, Lorraine  
276 Temple Hill Rd # 2420  
New Windsor NY 12553

334800 82-1-1.-138  
Sonia R Griffin  
276 Temple Hill Rd Unit 1904  
New Windsor NY 12553

334800 82-1-1.-141  
Richard M Dewsnap  
276 Temple Hill Rd Unit 1907  
New Windsor NY 12553

334800 82-1-1.-144  
Christopher J Taborsky  
276 Temple Hill Rd Unit 2002  
New Windsor NY 12553

334800 82-1-1.-147  
Matthew Manza  
276 Temple Hill Rd Unit 2005  
New Windsor NY 12553

334800 82-1-1.-150  
Morgan Kamlet  
276 Temple Hill Rd Unit 2103  
New Windsor NY 12553

334800 82-1-1.-153  
Lori Ann Awwad  
276 Temple Hill Rd Unit 2109  
New Windsor NY 12553

334800 82-1-1.-156  
Patricia Coyne  
276 Temple Hill Rd Unit 2104  
New Windsor NY 12553

334800 82-1-1.-159  
Sabrina D Pinesett  
276 Temple Hill Rd Unit 2110  
New Windsor NY 12553

334800 82-1-1.-162  
Edward DeJesus  
276 Temple Hill Rd Unit 2203  
New Windsor NY 12553

334800 82-1-1.-136  
Dominick Giannotti  
Giannotti, Kathleen  
276 Temple Hill Rd Unit 1902  
New Windsor NY 12553

334800 82-1-1.-139  
Maryanne McCarthy  
276 Temple Hill Rd Unit 1905  
New Windsor NY 12553

334800 82-1-1.-142  
Stephen Chinoransky  
276 Temple Hill Rd Unit 1908  
New Windsor NY 12553

334800 82-1-1.-145  
Michael Monaco  
276 Temple Hill Rd Unit 2003  
New Windsor NY 12553

334800 82-1-1.-148  
Donna L Bailey  
276 Temple Hill Rd Unit 2006  
New Windsor NY 12553

334800 82-1-1.-151  
Lori Ann Hughes  
276 Temple Hill Rd Unit 2105  
New Windsor NY 12553

334800 82-1-1.-154  
Richard Ihrig  
276 Temple Hill Rd 2701  
New Windsor NY 12553

334800 82-1-1.-157  
Shirley A Meares  
276 Temple Hill Rd Unit 2106  
New Windsor NY 12553

334800 82-1-1.-160  
Anthony P Zollo  
Zollo, Tracy A  
276 Temple Hill Rd Unit 2112  
New Windsor NY 12553

334800 82-1-1.-163  
Linda Richards  
276 Temple Hill Rd 2205  
New Windsor NY 12553

334800 82-1-1.-137  
Karen M Foster  
276 Temple Hill Rd Unit 1903  
New Windsor NY 12553

334800 82-1-1.-140  
Cora L McGrath  
276 Temple Hill Rd Unit 1906  
New Windsor NY 12553

334800 82-1-1.-143  
David A Horan  
276 Temple Hill Rd Unit 2001  
New Windsor NY 12553

334800 82-1-1.-146  
Judith Wheat  
276 Temple Hill Rd Unit 2004  
New Windsor NY 12553

334800 82-1-1.-149  
Chris Fiorentino  
276 Temple Hill Rd Unit 2101  
New Windsor NY 12553

334800 82-1-1.-152  
Thomas Carney  
252 Round Hill Rd  
Florida NY 10921

334800 82-1-1.-155  
Michael J Olsen  
Olsen, Beth A  
276 Temple Hill Rd Unit 2102  
New Windsor NY 12553

334800 82-1-1.-158  
Peter Dinnocenzo  
276 Temple Hill Rd Unit 2108  
New Windsor NY 12553

334800 82-1-1.-161  
Richard Krol  
Krol, Cynthia  
28 Travis Ln  
Newburgh NY 12550

334800 82-1-1.-164  
Marilyn M Browne  
276 Temple Hill Rd Unit 2207  
New Windsor NY 12553

STAPLES

334800 82-1-1.-165  
Dennis F Mulford  
260 Seaman Ave Apt A  
New York NY 10034

334800 82-1-1.-166  
Maureen E Harter  
276 Temple Hill Rd 2211  
New Windsor NY 12553

334800 82-1-1.-167  
Maureen Bansrupan  
276 Temple Hill Rd Unit 2213  
New Windsor NY 12553

334800 82-1-1.-168  
Jose Aldebot  
Aldebot, Carmen  
125 Glendale Dr  
New Windsor NY 12553

334800 82-1-1.-169  
Annamarie Sant  
34 Old Bedford Rd  
Goldens Bridge NY 10526

334800 82-1-1.-170  
Kevin Smith  
Smith, Andree  
276 Temple Hill Rd Unit 2219  
New Windsor NY 12553

334800 82-1-1.-171  
Timothy Briody  
276 Temple Hill Rd Unit 2202  
New Windsor NY 12553

334800 82-1-1.-172  
Frank Tirabosco  
276 Temple Hill Rd Unit 2204  
New Windsor NY 12553

334800 82-1-1.-173  
Jane Laco  
18 Hidden Glen Dr  
Highland Mills NY 10930

334800 82-1-1.-174  
Debora R Leighton  
276 Temple Hill Rd Unit 2208  
New Windsor NY 12553

334800 82-1-1.-175  
Ylia Calderon  
276 Temple Hill Rd Unit 2210  
New Windsor NY 12553

334800 82-1-1.-176  
Shallon N Seymour  
276 Temple Hill Rd Unit 2212  
New Windsor NY 12553

334800 82-1-1.-177  
Carmen M Nemecek  
276 Temple Hill Rd Unit 2214  
New Windsor NY 12553

334800 82-1-1.-178  
Marette Ruggeri  
276 Temple Hill Rd Unit 2216  
New Windsor NY 12553

334800 82-1-1.-179  
AnnMarie DeSilva  
276 Temple Hill Rd Unit 2218  
New Windsor NY 12553

334800 82-1-1.-180  
Nicole McGrady  
276 Temple Hill Rd Unit 2220  
New Windsor NY 12553

334800 82-1-1.-227  
Lila Hadaro  
276 Temple Hill Rd Unit 2601  
New Windsor NY 12553

334800 82-1-1.-228  
Wayne Barbalato  
12 Schuyler Rd  
Nyack NY 10960

334800 82-1-1.-229  
Mildred Y Ratcliff  
276 Temple Hill Rd # 2605  
New Windsor NY 12553

334800 82-1-1.-230  
Donald Bartel  
276 Temple Hill Rd Unit 2607  
New Windsor NY 12553

334800 82-1-1.-231  
Anthony J Amante  
Amante, Rosemary  
276 Temple Hill Rd Unit 2609  
New Windsor NY 12553

334800 82-1-1.-232  
Nicole Minutolo  
276 Temple Hill Rd 2611  
New Windsor NY

334800 82-1-1.-233  
Elizabeth A Competiello  
276 Temple Hill Rd Unit 2602  
New Windsor NY 12553

334800 82-1-1.-234  
Rhoda Oltzik Living Trust  
276 Temple Hill Rd 2604  
New Windsor NY

334800 82-1-1.-235  
James E Kurkela  
Kurkela, Judith L  
71 Victoria Dr  
Poughquag NY 12570

334800 82-1-1.-236  
Colleen Eckert  
276 Temple Hill Rd Unit 2608  
New Windsor NY 12553

334800 82-1-1.-237  
Maria C Massi  
1001 Ethan Allen Dr  
New Windsor NY 12553

334800 82-1-1.-238  
Ramasamy Muthusamy  
Muthusamy, Malarkodi  
3 Ridge View Rd  
Hopewell Jct NY 12533

334800 82-1-1.-239  
Richard Ihrig  
276 Temple Hill Dr 2701  
New Windsor NY 12553

334800 82-1-1.-240  
Aidamelia Espailiat  
276 Temple Hill Rd Unit 2703  
New Windsor NY 12553

334800 82-1-1.-241  
Margaret Gonzalez  
276 Temple Hill Rd Unit 2705  
New Windsor NY 12553

334800 82-1-1.-244  
George Famulare  
Famulare, Carolyn  
P.O. Box 475  
Highland Mills NY 10930

334800 82-1-1.-247  
Frances E Sheridan  
276 Temple Hill Rd Unit 2706  
New Windsor NY 125533408

334800 82-1-1.-250  
Nelson C Carballo  
Savino, Robert N  
276 Temple Hill Rd Unit 2712  
New Windsor NY 12553

334800 82-1-1.-253  
Sharon Dudley  
276 Temple Hill Rd Unit 2803  
New Windsor NY 12553

334800 82-1-1.-256  
Thomas J Bordonaro  
Post, Joan M  
276 Temple Hill Rd Unit 2806  
New Windsor NY 12553

334800 82-1-1.-242  
Sharlene C Bullock  
276 Temple Hill Rd Unit 2707  
New Windsor NY 12553

334800 82-1-1.-245  
Marie Boulay  
276 Temple Hill Rd Unit 2702  
New Windsor NY 12553

334800 82-1-1.-248  
Jacqueline M Patterson  
276 Temple Hill Rd Unit 2708  
New Windsor NY 12553

334800 82-1-1.-251  
Nicole P DeRavin  
276 Temple Hill Rd Unit 2801  
New Windsor NY 12553

334800 82-1-1.-254  
Leonard Bell  
32 Dogwood Hills Rd  
Newburgh NY 12550

334800 82-1-1.-257  
Patricia Vornlocher  
276 Temple Hill Rd Unit 2807  
New Windsor NY 12553

334800 82-1-1.-243  
Shirley A Trent  
276 Temple Hill Rd Unit 2709  
New Windsor NY 12553

334800 82-1-1.-246  
Rochelle Sobel  
276 Temple Hill Rd Unit 2704  
New Windsor NY 12553

334800 82-1-1.-249  
Nicole Cimorelli  
119 Cedar Ave  
New Windsor NY 12553

334800 82-1-1.-252  
Ramzi F Ayyad  
1149 Washington Grn  
New Windsor NY 12553

334800 82-1-1.-255  
William Lamb  
P.O. Box 805  
Nanuet NY 10954

334800 82-1-1.-258  
Mercedes Giraldo  
276 Temple Hill Rd Unit 2808  
New Windsor NY 12553

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/09/2013

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS  
APPLICANT: WARWICK PROPERTIES, LLC

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
10/18/2012	LA NYS DEC	11/27/2012	LETTER
10/18/2012	LA NYS PARKS, REC, HISTORIC	11/20/2012	NO IMPACTS
10/18/2012	LA NYS DOT	/ /	
10/18/2012	LA OCDH	/ /	
10/18/2012	LA OCDP	11/01/2012	APPROVED
10/16/2012	DOT (NEWBURGH) . HIGHWAY SAFETY INVESTIGATION STUDY IS REQUIRED, ADDITIONAL . INFO NEEDS TO BE SENT BACK SO DOT CAN COMMENCE THE REVIEW.	12/03/2012	LETTER
10/16/2012	OCDP	11/05/2012	LOCAL WITH COMMENT
10/11/2012	HIGHWAY	/ /	
10/11/2012	SEWER / WATER	/ /	
10/11/2012	911	/ /	
07/27/2012	FIRE	08/08/2012	APPROVED
07/26/2012	NYS PARKS, REC, HISTORICAL . WAITING ON LETTER FROM THE ARCH REPORT	/ /	
08/26/2011	FIRE . BARNEY MET WITH PFAU AND TALKED ABOUT EVERYTHING THAT HAD TO . CHANGE ON THE PLANS. ONCE WE RECIEVE REVISED PLANS WITH THE . CORRECTIONS, THERE WILL BE ANOTHER REVIEW.*	08/26/2011	DISAPPROVED
08/26/2011	HIGHWAY . IF THIS IS GOING TO BE A TOWN OF NEW WINDSOR ROAD, MORE . SPECIFICATIONS ARE NEEDED.	09/12/2011	DISAPPROVED
08/26/2011	SEWER / WATER . NEEDS WATER AND SEWER UTILITY DETAIL PLAN TO REVIEW.	09/14/2011	DISAPPROVED
08/26/2011	911 . CONCEPTUAL PLANS NOT SUITABLE FOR E-911 NUMBERING, SITE . LAYOUT ACKWARD TO NUMBER FOR E-911 AND ASSIGNED ADDRESS	09/13/2011	DISAPPROVED



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/09/2013

PAGE: 2

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS

APPLICANT: WARWICK PROPERTIES, LLC

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
	. WOULD NOT MEET U.S. POST OFFICE SCHEME.		



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 AIRPORT CENTER DRIVE  
SUITE 202  
NEW WINDSOR, NEW YORK  
12553  
(845) 567-3100  
FAX: (845) 567-3232

E-MAIL: [MHENY@MHEPC.COM](mailto:MHENY@MHEPC.COM)  
WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** TEMPLE HILL APARTMENTS TOTALLY AFFORDABLE SENIOR CITIZEN  
AND WORKFORCE HOUSING SITE PLAN  
(WARWICK PROPERTIES LLC)  
**PROJECT LOCATION:** OFF TEMPLE HILL RD (NYS ROUTE 300)  
SECTION 35 - BLOCK 1 - LOT 28  
**PROJECT NUMBER:** 11-14  
**DATE:** 9 JANUARY 2013  
**CONSULTANT:** PIETRZAK & PFAU ENGINEERING & SURVEYING  
**PLAN DATE:** PLANS REVISED 10-25-12  
**DESCRIPTION:** THE APPLICATION PROPOSES A 272-UNIT MULTI-FAMILY RESIDENTIAL  
DEVELOPMENT (186 TOTALLY-AFFORDABLE SENIOR CITIZEN HOUSING  
UNITS + 84 WORKFORCE HOUSING UNITS + 2 CARETAKER  
APARTMENTS) ON A TOTAL OF 19.5 +/- ACRES. THE PLAN WAS  
PREVIOUSLY REVIEWED AT THE 14 SEPT 2011, 9 NOV 2011, 8 AUG 2012,  
10 OCT 2012, 24 OCT 2012, 14 NOV 2012 AND 12 DEC 2012 PLANNING  
BOARD MEETINGS.

1. The project is located in the R-5 zoning district of the Town and the Historic Corridor. The proposed Totally Affordable Senior Housing and Workforce Housing are permitted per the respective overlay districts. Both uses have been referred to the Town Board for the required Special Permits. A Negative Declaration was adopted by the Planning Board at the November 14<sup>th</sup> meeting. It is our understanding the Town Board has issued the required Special Permit.
2. As noted in the last meeting review, only a couple very minor corrections are needed on the final plans submitted for stamp of approval. We ask that this be a condition of any approval, in addition to the normal site improvement estimate, payment of fees, and other conditions the Board may require.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st  
NW11-14-09Jan2013.doc

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



## **MEMORANDUM**

TO: Dominic Cordisco, Esq.  
Jerry Argenio, Planning Board Chairman

FROM: Michael Blythe, Esq.

DATE: December 19, 2012

SUBJECT: Temple Hill Apartments – Special Use Permit

---

Attached please find Town Clerk Certified Motion granting the Special Use Permit for Temple Hill Apartments which was passed by the Town Board on December 17, 2012. If you have any questions or require anything further, please advise.

MDB  
A handwritten signature in cursive script, appearing to read 'mmb', with a horizontal line underneath it.



1763

# TOWN OF NEW WINDSOR


555 Union Avenue  
New Windsor, New York 12553  
Telephone/Fax: (845) 563-4611

OFFICE OF THE TOWN CLERK  
DEBORAH GREEN

I, **DEBORAH GREEN**, Town Clerk of the Town of New Windsor in the County of Orange, State of New York, **HEREBY CERTIFY** that the attached extract of the Minutes has been compared by me with the Minutes of the Special Town Board Meeting of the Town of New Windsor in the County of Orange, State of New York, held on the 17th day of December 2012, and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the corporate seal of said Town this 19th day of December 2012.

Town Seal

  
Deborah Green, Town Clerk  
Town of New Windsor

**MOTION - SPECIAL USE PERMIT - TEMPLE HILL  
APARTMENTS.**

**MOTION BY COUNCILMAN LUNDSTROM**

**SECONDED BY COUNCILMAN D'ANGELO**

That the Town Board of the Town of New Windsor grant a Special Use Permit for Temple Hill Apartments in accordance with the Resolution attached hereto.

**ROLL CALL: ALL AYES**

**MOTION CARRIED: 5-0**

**Special Town Board Agenda: December 17, 2012**

**MOTION – RESOLUTION – SPECIAL USE PERMIT – TEMPLE HILL APARTMENTS.**

**MOTION BY COUNCILMAN LUNDSTROM**

**SECONDED BY COUNCILMAN D'ANGELO**

WHEREAS, heretofore the Town Board has considered granting the special use permit of the "Temple Hill Apartments Totally Affordable Senior Citizen and Workforce Housing"; and

WHEREAS, following due notice the Town Board held a public hearing on December 17, 2012 on the proposed special use permit, and

WHEREAS, the Planning Board, as the lead agency in the coordinated SEQR review, has heretofore adopted a SEQR negative declaration finding that the approval of the site plan and special use permit would not have a significant impact on the environment, and

WHEREAS, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded recommending local determination; and

WHEREAS, the Town Board previously determined that there is a need for totally affordable senior citizen housing and workforce housing within the Town and amended the Town's Zoning Law to provide a mechanism for the siting of such needed housing; and

WHEREAS, the Town Board now wishes to make certain determinations and grant the special use permit;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Town Board hereby concurs with the Planning Board's SEQRA negative declaration for this action;
2. The Town Board finds that the applicant has met the requirements of Zoning Law §300-18 and §300-20 and hereby grants a special use permit to the applicant for a workforce housing development consisting of a 272-unit multi-family residential development, including 186 totally affordable senior citizen housing units, 84 workforce housing units and 2 caretaker apartments

AND BE IT FURTHER RESOLVED as follows:

That the Town Board does hereby grant the special use permit for the "Temple Hill Apartments Totally Affordable Senior Citizen and Workforce Housing" as the application and site meet or exceed the requirements of §§300-18.1 and §§300-20 of the Town of New Windsor Zoning Law, which approval is specifically conditioned on the following:

- a) Roadway surface and turning lane will be installed by applicant at its sole expense. No traffic control signal is warranted at this time. When it is determined that the signal is warranted, cost for same will be shared on a 50/50

basis with Developer for Patriot Bluff;

b) The applicant shall install master water meters for the project;

c) The applicant shall comply with the requirements of the Town of New Windsor Zoning Law §300-18.1 and § 300-20 and shall obtain site plan approval from the Planning Board and shall comply with any additional conditions imposed by said site plan approval.

**ROLL CALL: ALL AYES**

**MOTION CARRIED: 5-0**

**SPECIAL TOWN BOARD AGENDA: December 17, 2012**





PROJECT: Temple Hall apart P.B. # 11-14

**NEGATIVE DEC:**

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y\_\_\_\_N\_\_\_\_

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y\_\_\_\_N\_\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ SCHEDULE P.H.: Y \_\_\_\_\_ N \_\_\_\_\_

SEND TO O.C. PLANNING: Y\_\_\_\_  
SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

RETURN TO WORK SHOP: Y\_\_\_N\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ APPROVED: \_\_\_\_\_

NEED NEW PLANS: Y N

**CONDITIONS – NOTES:**

1. Utility Grading 90,383 yards Excess of 150,000 S.
2. Town Road
3. The widening of RT 32.

Dec will Give them Relief from the 5 acre rule.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

**RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)**

**MAIN OFFICE  
33 AIRPORT CENTER DRIVE  
SUITE 202  
NEW WINDSOR, NEW YORK  
12553  
(845) 567-3100  
FAX: (845) 567-3232**

**E-MAIL: [MHENY@MHEPC.COM](mailto:MHENY@MHEPC.COM)  
WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)**

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** TEMPLE HILL APARTMENTS TOTALLY AFFORDABLE SENIOR  
CITIZEN AND WORKFORCE HOUSING SITE PLAN  
(WARWICK PROPERTIES LLC)  
**PROJECT LOCATION:** OFF TEMPLE HILL RD (NYS ROUTE 300)  
SECTION 35 – BLOCK 1 – LOT 28  
**PROJECT NUMBER:** 11-14  
**DATE:** 12 DECEMBER 2012  
**CONSULTANT:** PIETRZAK & PFAU ENGINEERING & SURVEYING  
**PLAN DATE:** PLANS REVISED 10-25-12  
**DESCRIPTION:** THE APPLICATION PROPOSES A 272-UNIT MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT (186 TOTALLY-AFFORDABLE  
SENIOR CITIZEN HOUSING UNITS + 84 WORKFORCE HOUSING  
UNITS + 2 CARETAKER APARTMENTS) ON A TOTAL OF 19.5 +/-  
ACRES. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 SEPT  
2011, 9 NOV 2011, 8 AUG 2012, 10 OCT 2012, 24 OCTOBER 2012 AND  
14 NOVEMBER 2012 PLANNING BOARD MEETINGS.

1. The project is located in the R-5 zoning district of the Town and the Historic Corridor. The proposed Totally Affordable Senior Housing and Workforce Housing are permitted per the respective overlay districts. Both uses have been referred to the Town Board for the required Special Permits. A Negative Declaration was adopted by the Planning Board at the November 14<sup>th</sup> meeting.
2. At the last two meetings, we had a number of technical review comments that needed attention from the Applicant's engineers. Following the last meeting, we met with the applicant and reviewed updated plans. At this time the plans have been corrected and only minor final revisions are needed.

**REGIONAL OFFICES**

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• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

3. This application was forwarded to the NYS Department of Transportation for review and comment. The NYSDOT responded by letter dated 11/28/2012. The letter requires the submittal of a Highway Work Permit Application and a Safety Investigation Study. No comments were provided with regard to the project nor the proposed intersection with Route 300 or the site plan application before the Planning Board. A copy of the letter is attached.
4. As previously noted, the application has been forwarded to the Town Board. No further approval action is possible until the required Special Permits are obtained.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st  
NW11-14-12Dec2012.doc



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
REGION EIGHT  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, NEW YORK 12603  
www.dot.ny.gov

WILLIAM J. GORTON, P.E.  
ACTING REGIONAL DIRECTOR

JOAN McDONALD  
COMMISSIONER

November 28, 2012

**RECEIVED**

DEC 03 2012

Mr. Mark J. Edsall, P.E., P.P.  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

**BUILDING DEPARTMENT**

Re: **NYS DOT SEQRA #12-0183**  
**Temple Hill Apartments**  
**Route 300 (Temple Hill Road)**  
**New Windsor, Orange County**

Dear Mr. Edsall:

The New York State Department of Transportation consents to the Town of New Windsor serving as lead agency for the SEQRA review for this project. The subject project is classified as a Major Development requiring specific fee schedule and procedures.

1. The applicant shall submit a HIGHWAY WORK PERMIT APPLICATION FOR NON-UTILITY WORK (PERM 33). It must be signed by the applicant and the name/address provided in the upper left hand corner. The remaining information will be completed at a later date.
2. The applicant shall submit a PERMIT AGREEMENT FOR HIGHWAY WORK PERMITS DESIGN REVIEW (PERM 51). The PERM 51 form must be completed by the applicant. The Application No. and PIN will be filled in by the Regional Traffic Mobility & Safety Group. The applicant should be aware that the \$2,000 fee referenced thereon shall be the minimum cost for the Department's review time and is non-refundable. Hereafter, all Department employees assigned the responsibility of reviewing any documents, plans, maps, etc., which are directly related to the subject proposal, shall charge their review time to this project. The applicant will then be billed periodically by the Department for the actual cost of our review and processing of the respective project. Such billings which exceed the minimum \$2,000 initial fee must be paid immediately upon receipt or the Highway Work Permit shall not be issued, or shall be revoked.
3. A check for \$2,000 made out to the New York State Department of Transportation.
4. The items noted above shall be forwarded to the Regional Highway Work Permit Coordinator (see the address below).
5. Submit one complete set of the planning documents described below to each of the following:  

Regional Highway Work Permit Coordinator	Siby Zachariah-Carbone, Permit Field Engineer
NYS Department of Transportation	NYS Department of Transportation
4 Burnett Blvd.	Residency 8-4
Poughkeepsie, NY 12603	12 Dickson Street
	Newburgh, NY 12550
	(845) 562-8368

Planning documents:

1 set of plans in paper and PDF format, 1 copy of drainage study/SWPPP in PDF format, 1 copy of "Synchro" Analyses of affected intersections on disc, 1 copy of the Traffic Impact Study (TIS) in PDF format. The Traffic Impact Study shall include traffic signal analyses for the nearby signalized intersections and Revised Trip Generation Data.

Mr. M. Edsall  
November 28, 2012

Page 2

6. Several High Accident Locations known as Priority Investigation Locations (PILs) have been identified near the proposed development. The location Reference Markers (RMs) are as follows:
- Route 300
    - RM 300 8302 1103 to 1107 (Intersection with CR 69)
    - RM 300 8302 1125 to 1127 (Intersection with RTE 32/94)
  - Route 94
    - RM 94 8301 1291 to 1295
    - RM94 8301 1296 to 1299
  - Route 32
    - RM 32 8301 1112 to 1121

The applicant will be required to complete one Highway Safety Investigation (HSI) study and propose accident mitigations for the PIL located at RM 300 8302 1103 to 1107. Please contact Region 8 Safety Program for additional guidance.

The aforementioned documents should be returned to the undersigned so that the project review may commence.

Very truly yours,



Michael Sassi, P.E.  
Regional Highway Work Permit Coordinator

cc: Siby Zachariah - Carbone, Permit Field Engineer, Residency 8-4  
Warwick Properties, LLC  
Orange County Planning Board

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/12/2012

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS

APPLICANT: WARWICK PROPERTIES, LLC

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
10/18/2012	LA NYS DEC	11/27/2012	LETTER
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10/16/2012	DOT (NEWBURGH) . HIGHWAY SAFETY INVESTIGATION STUDY IS REQUIRED, ADDITIONAL . INFO NEEDS TO BE SENT BACK SO DOT CAN COMMENCE THE REVIEW.	12/03/2012	LETTER
10/16/2012	OCDP	11/05/2012	LOCAL WITH COMMENT
10/11/2012	HIGHWAY	/ /	
10/11/2012	SEWER / WATER	/ /	
10/11/2012	911	/ /	
07/27/2012	FIRE	08/08/2012	APPROVED
07/26/2012	NYS PARKS, REC, HISTORICAL . WAITING ON LETTER FROM THE ARCH REPORT	/ /	
08/26/2011	FIRE . BARNEY MET WITH PFAU AND TALKED ABOUT EVERYTHING THAT HAD TO . CHANGE ON THE PLANS. ONCE WE RECIEVE REVISED PLANS WITH THE . CORRECTIONS, THERE WILL BE ANOTHER REVIEW.*	08/26/2011	DISAPPROVED
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PLANNING BOARD  
TOWN OF NEW WINDSOR

PAGE: 2

AS OF: 12/12/2012

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS

APPLICANT: WARWICK PROPERTIES, LLC

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
	. WOULD NOT MEET U.S. POST OFFICE SCHEME.		

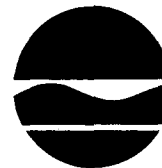
# New York State Department of Environmental Conservation

## Division of Environmental Permits, Region 3

21 South Putt Corners Road, New Paltz, New York 12561-1620

Phone: (845) 256-3054 FAX: (845) 255-4659

Website: [www.dec.ny.gov](http://www.dec.ny.gov)



Joe Martens  
Commissioner

November 20, 2012

Mark J. Edsall  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

Re: SEQR Review: Temple Hill Apartments  
Project ID: 4289  
Town: New Windsor County: Orange

**RECEIVED**

**NOV 27 2012**

**BUILDING DEPARTMENT**

Dear Mr. Edsall:

We have reviewed the SEQR lead agency coordination request for the above referenced project which our office received on October 22, 2012.

### Lead Agency Designation

This letter serves to confirm that we have no objection to your board assuming lead agency status for this project.

### Department Jurisdiction

Based upon our review of the circulated documents, it appears that the project will require the Department permit indicated below:

**Compliance with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities (GP-0-10-001):** For proposed disturbance of 5000 square feet or more of land within the NYC Department of Environmental Protection East of Hudson Watershed or for proposed disturbance of 1 acre or more of land outside the NYC DEP Watershed. If this site is within an MS4 area (Municipal Separate Storm Sewer System), the SWPPP must be reviewed and accepted by the municipality and the MS-4 Acceptance Form must be submitted to the Department. If the site is not within an MS4 area and other DEC permits are required, the sponsor must provide two copies of the required Stormwater Pollution Prevention Plan (SWPPP) with their permit application for DEC review and approval. Other permits will not be issued until the SWPPP is approved. Authorization for coverage under the SPDES General Permit is not granted until the Department issues any other necessary DEC permits.

By copy of this letter, we are advising project representatives of the potential need for this permit. It is possible that the New York State Department of Environmental Conservation permit requirements noted above may change based upon additional information received or as project modifications occur.

Please note that this letter only addresses the requirements for the following permits from the Department:

☒ Protection of Waters      ☒ Master Habitat Databank      ☒ Freshwater Wetlands

Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and you should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. Applications may be downloaded from our website at [www.dec.ny.gov](http://www.dec.ny.gov) under "Programs" then "Division of Environmental Permits."





## New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

# RECEIVED

NOV 20 2012

## BUILDING DEPARTMENT

**Andrew M. Cuomo**  
Governor

**Rose Harvey**  
Commissioner

November 14, 2012

Mark J. Edsall  
New Windsor Town Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Re: DOT  
Senior & Workforce Housing -Temple Hill  
Apartments  
Temple Hill Rd, (NY 303) adjacent to New  
Windsor C/NEW WINDSOR, Orange County  
12PR03316

Dear Mr. Edsall:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
REGION EIGHT  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, NEW YORK 12603  
www.dot.ny.gov

WILLIAM J. GORTON, P.E.  
ACTING REGIONAL DIRECTOR

JOAN McDONALD  
COMMISSIONER

November 28, 2012

**RECEIVED**

**DEC 03 2012**

**BUILDING DEPARTMENT**

Mr. Mark J. Edsall, P.E., P.P.  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

**Re: NYSDOT SEQRA #12-0183  
Temple Hill Apartments  
Route 300 (Temple Hill Road)  
New Windsor, Orange County**

Dear Mr. Edsall:

The New York State Department of Transportation consents to the Town of New Windsor serving as lead agency for the SEQRA review for this project. The subject project is classified as a Major Development requiring specific fee schedule and procedures.

1. The applicant shall submit a HIGHWAY WORK PERMIT APPLICATION FOR NON-UTILITY WORK (PERM 33). It must be signed by the applicant and the name/address provided in the upper left hand corner. The remaining information will be completed at a later date.
2. The applicant shall submit a PERMIT AGREEMENT FOR HIGHWAY WORK PERMITS DESIGN REVIEW (PERM 51). The PERM 51 form must be completed by the applicant. The Application No. and PIN will be filled in by the Regional Traffic Mobility & Safety Group. The applicant should be aware that the \$2,000 fee referenced thereon shall be the minimum cost for the Department's review time and is non-refundable. Hereafter, all Department employees assigned the responsibility of reviewing any documents, plans, maps, etc., which are directly related to the subject proposal, shall charge their review time to this project. The applicant will then be billed periodically by the Department for the actual cost of our review and processing of the respective project. Such billings which exceed the minimum \$2,000 initial fee must be paid immediately upon receipt or the Highway Work Permit shall not be issued, or shall be revoked.
3. A check for \$2,000 made out to the New York State Department of Transportation.
4. The items noted above shall be forwarded to the Regional Highway Work Permit Coordinator (see the address below).
5. Submit one complete set of the planning documents described below to each of the following:  

Regional Highway Work Permit Coordinator	Siby Zachariah-Carbone, Permit Field Engineer
NYS Department of Transportation	NYS Department of Transportation
4 Burnett Blvd.	Residency 8-4
Poughkeepsie, NY 12603	12 Dickson Street
	Newburgh, NY 12550
	(845) 562-8368

Planning documents:

1 set of plans in paper and PDF format, 1 copy of drainage study/SWPPP in PDF format, 1 copy of "Synchro" Analyses of affected intersections on disc, 1 copy of the Traffic Impact Study (TIS) in PDF format. The Traffic Impact Study shall include traffic signal analyses for the nearby signalized intersections and Revised Trip Generation Data.

6. Several High Accident Locations known as Priority Investigation Locations (PILs) have been identified near the proposed development. The location Reference Markers (RMs) are as follows:
- Route 300
    - RM 300 8302 1103 to 1107 (Intersection with CR 69)
    - RM 300 8302 1125 to 1127 (Intersection with RTE 32/94)
  - Route 94
    - RM 94 8301 1291 to 1295
    - RM94 8301 1296 to 1299
  - Route 32
    - RM 32 8301 1112 to 1121

The applicant will be required to complete one Highway Safety Investigation (HSI) study and propose accident mitigations for the PIL located at RM 300 8302 1103 to 1107. Please contact Region 8 Safety Program for additional guidance.

The aforementioned documents should be returned to the undersigned so that the project review may commence.

Very truly yours,



Michael Sassi, P.E.  
Regional Highway Work Permit Coordinator

cc: Siby Zachariah - Carbone, Permit Field Engineer, Residency 8-4  
Warwick Properties, LLC  
Orange County Planning Board

RESULTS OF P.B. MEETING OF: November 14, 2012

PROJECT: TEMPLE HILL APARTMENTS P.B. # 11-14

**LEAD AGENCY:**

AUTHORIZE COORD. LETTER: Y      N       
TAKE LEAD AGENCY: Y      N     

**NEGATIVE DEC:**

M) Van S) Lequien VOTE: A 5 N 0  
CARRIED: Y      N     

M)      S)      VOTE: A      N       
CARRIED: Y      N     

**PUBLIC HEARING:** WAIVED:      CLOSED:     

M)      S)      VOTE: A      N      SCHEDULE P.H.: Y      N     

SEND TO O.C. PLANNING: Y       
SEND TO DEPT. OF TRANSPORTATION: Y     

REFER TO Z.B.A.: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: Y      N     

**APPROVAL:**

M)      S)      VOTE: A      N      APPROVED:     

NEED NEW PLANS: Y      N     

**CONDITIONS - NOTES:**

- \* Will not be put on the agenda when there is multiple pages of technical comments.
- \* Joe Pfaus's office stated that they Rec'd a letter from SHIPO → Joe Pfaus will forward to Nicole in the morning.
- \* Need to go to the Town Board about whether the parking calc.'s will be grandfathered.
- \* Email County letter to P.B. members
- \* Who's paying for the signal? 412 lineal feet of road??
- \* Will they have master meters?

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/14/2012

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS

APPLICANT: WARWICK PROPERTIES, LLC

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
10/18/2012	LA NYS DEC	/ /	
10/18/2012	LA NYS PARKS, REC, HISTORIC	/ /	
10/18/2012	LA NYS DOT	/ /	
10/18/2012	LA OCDH	/ /	
10/18/2012	LA OCDP ✓	11/01/2012	APPROVED
10/16/2012	DOT (NEWBURGH)	/ /	
10/16/2012	OCDP	11/05/2012	LOCAL WITH COMMENT
10/11/2012	HIGHWAY	/ /	
10/11/2012	SEWER / WATER	/ /	
10/11/2012	911	/ /	
07/27/2012	FIRE ✓	08/08/2012	APPROVED
07/26/2012	NYS PARKS, REC, HISTORICAL . WAITING ON LETTER FROM THE ARCH REPORT	/ /	
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08/26/2011	HIGHWAY . IF THIS IS GOING TO BE A TOWN OF NEW WINDSOR ROAD, MORE . SPECIFICATIONS ARE NEEDED.	09/12/2011	DISAPPROVED
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08/26/2011	911 . CONCEPTUAL PLANS NOT SUITABLE FOR E-911 NUMBERING, SITE . LAYOUT ACKWARD TO NUMBER FOR E-911 AND ASSIGNED ADDRESS . WOULD NOT MEET U.S. POST OFFICE SCHEME.	09/13/2011	DISAPPROVED



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

**RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)**

**MAIN OFFICE  
33 AIRPORT CENTER DRIVE  
SUITE 202  
NEW WINDSOR, NEW YORK  
12553  
(845) 567-3100  
FAX: (845) 567-3232**

**E-MAIL: [MHENY@MHEPC.COM](mailto:MHENY@MHEPC.COM)  
WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)**

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** TEMPLE HILL APARTMENTS TOTALLY AFFORDABLE SENIOR  
CITIZEN AND WORKFORCE HOUSING SITE PLAN  
(WARWICK PROPERTIES LLC)  
**PROJECT LOCATION:** OFF TEMPLE HILL RD (NYS ROUTE 300)  
SECTION 35 – BLOCK 1 – LOT 28  
**PROJECT NUMBER:** 11-14  
**DATE:** 14 NOVEMBER 2012  
**CONSULTANT:** PIETRZAK & PFAU ENGINEERING & SURVEYING  
**PLAN DATE:** PLANS REVISED 10-25-12  
**DESCRIPTION:** THE APPLICATION PROPOSES A 272-UNIT MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT (186 TOTALLY-AFFORDABLE  
SENIOR CITIZEN HOUSING UNITS + 84 WORKFORCE HOUSING  
UNITS + 2 CARETAKER APARTMENTS) ON A TOTAL OF 19.5 +/-  
ACRES. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 SEPT  
2011, 9 NOV 2011, 8 AUGUST 2012, 10 OCTOBER 2012 AND  
24 OCTOBER 2012 PLANNING BOARD MEETINGS.

1. The project is located in the R-5 zoning district of the Town and the Historic Corridor. The proposed Totally Affordable Senior Housing and Workforce Housing are permitted per the respective overlay districts. Both uses require a Special Permit from the Town Board.
2. At the previous meeting we provided the applicant's engineer with a detailed listing of corrections that should be addressed on this resubmittal. We have reviewed the plans submitted and note the following comments that were NOT addressed:

**Cover Sheet – Drawing 1**

- The plans provide 60 scale, 50 scale and 40 scale drawings for the same site, with each shown on a single sheet. I recommend all design plans be at the same scale, 1"=50' or 1"=40'.

**REGIONAL OFFICES**

- 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- As previously noted, this "cover sheet" is difficult to read relative to dimensions etc. As such, I suggested that the cover sheet (60 scale) be used for general layout and zoning information, but not attempt to provide side plan dimensions. I recommended a different sheet (possibly called the "Overall Site Plan Layout" be provided at 50 scale to provide all site layout dimensions. (see next bullet comment, related to this comment). Some comments provided below for this cover sheet may apply to the Overall Site Plan sheet if created.
- The bulk table should provide actual bulk values based on the plans submitted for each "Provided" column.
- Plan appears to have been partially corrected relative to unit count. General notes indicate 188 senior units, please correct to indicate 186 senior + 2 caretaker. The Unit Breakdown should indicate the number of bedrooms for the caretaker apartments (plan says 3-bedroom). If the caretaker apartment is 3-bedroom, it will require at least two parking spaces, not one.
- Crosswalks are now shown but they do not include the required crosswalk signage on the plans (or details).
- The plans clearly indicate concrete curbs for the proposed town road, but it is unclear that such intent applies internal to the senior and workforce sites.
- The plans indicate a 24 ft drive to the State property with a 30 ft easement. Depending on the use of the road, the 24 ft width may be inadequate.
- The dumpster enclosure for the workforce housing is noted as "covered". No such detail exists on the detail sheets. It is also noted that there is only one such dumpster enclosure for the entire workforce housing side of the site.
- Relative to the dumpsters on the Senior side of the project, these dumpsters are not noted as covered, they should be. As with other projects, convenience lighting should be included.
- ***NEW CONCERN - The plans note a parking requirement of 1 space per senior unit and 2 spaces per workforce unit. The code amendments adopted by the board now requires 2.5 spaces per unit for each.***

#### Utility Plan - Drawing 4

- Sewer lateral connections directly to manholes is generally not desirable. Recommended such connections be eliminated. Direct connections still exist to manholes 9, 10 and 13A.

- Routing of off site sewer line over Shepro Lane and related easements should be provided. (Note that further review by Richard McGoeys still ongoing regarding sewer connections).
- A catch basin 4A should be provided opposite #4.
- Recommend CB C3A be moved opposite CB A17 and provide an additional catchbasin opposite CB A18 on west side of parking area.
- A single catch basin in the area in front of workforce building #1 may be insufficient.
- Hydrant layout on the plan should be reviewed by the Fire Inspector's office representatives.
- The water service to the site/building should be modified to provide a single tap to the central main (with valve), with the service split to a fire (sprinkler) service line and domestic service line at the curb line. Individual (separate) shutoff valves shall be located at the curb line for the fire and domestic lines.
- It is our understanding that master meters are generally required for site plans. Given the phased development of Road A initially as a project road, then a Town Road, this requirement may be waived by the Town Board.
- It is unclear why the drainage pipe on the end of workforce building #1 is 24" diameter, with the one on the end of workforce building #2 is 12" diameter. We recommend all such pipes be minimum 15 " diameter. Also see drainage piping west end building #6 and east side of building #3.

#### Landscape Plan - Drawing 5

- The plan provides a mix of deciduous trees and evergreen trees along the proposed Town Road (Road "A"), as well as along internal drives (called roads). The deciduous trees seem to be "lumped" in single groups rather than mixed or dispersed thru the site. This may not be the best way to approach the tree placement.
- Plantings around the individual buildings are addressed on Drawing 6.
- ALTHOUGH THE PLAN NOTES A REVISION DATE AND INDICATES THE REVISION ADDRESSED THE "ENGINEER COMMENTS" THERE APPEARS TO BE NO CHANGE TO THE PLAN WHATSOEVER.
- The Orange County Department of Planning provided extensive comments on the landscaping, and recommended the plans be prepared by a Registered Landscape Architect. Given the success in having prior comments addressed, the Board may wish to discuss use of an RLA with the applicant.



#### Landscape Plan - Drawing 6

- This drawing provides both details and a typical layout for senior buildings and workforce buildings. My only comment is that some level of landscaping may be appropriate along the sides and rear of the senior buildings (as is done for workforce buildings). ALTHOUGH THE PLAN NOTES A REVISION DATE AND INDICATES THE REVISION ADDRESSED THE "ENGINEER COMMENTS" THERE APPEARS TO BE NO CHANGE TO THE PLAN WHATSOEVER.
- The Orange County Department of Planning provided extensive comments on the landscaping, and recommended the plans be prepared by a Registered Landscape Architect. Given the success in having prior comments addressed, the Board may wish to discuss use of an RLA with the applicant.

#### Lighting Plan - Drawing 7

- Plan view should provide foot-candle value on curves for both pole mounted and wall mounted fixture isolux curves.
- Footcandle charts/curves on upper right of sheet should be made more useful via indication of dimensional information for each (in feet) relative to curves shown.

#### Erosion Control Plans - Drawings 8, 9 & 10

- Revisions may be required based on comments regarding grading and phasing as noted below.

### 3. Based on the additional information submitted, the Board should note the following:

- The Grading Plan (Drawing 3) is somewhat easier to follow than the prior version. With the new plan I was able to determine that the site grading involves significant cuts and fills. It is unknown if a cut/fill evaluation for "balance" was performed or if extensive materials must be imported to or transported from the site. The applicant's engineer should advise the Board. The Board should note (for general concept) following approximate cut / fill values for various locations on the site:

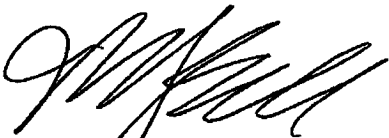
Behind Building #1 (left side)	8 ft. cut
Behind Building #1 (right side)	16 ft. cut
Behind Building #2 (center)	28 ft. cut
Town Roadway	between 12 ft cut and 10 ft fill
Around Building #3	between 8 ft cut and 8 ft fill
Around Building #5	between 5 ft and 16 ft fill
Around Building #6	between 10 ft cut and 16 ft fill

- The plans now depict phasing for the construction of the project. Six (6) "Sections" are shown on the cover sheet and section (survey) sheet; however, the plans do not include a detailed sequence of construction. Drawing 10 depicts a Phasing plan for stormwater, which is broken into 4 phases to avoid the need for a waiver for more than 5 acres of disturbance. The sections and the phasing must be coordinated, and more importantly, we do not see how the project can be graded in phases given the significant cuts and fills. It may be necessary to perform all the rough grading at one time, and install the erosion prevention facilities concurrent with that rough grading.
4. As per New York State General Municipal Law (GML 239), this plan was referred to the OCPD for review. The County has responded with comments and an approval. Their response included 6 comments, 4 of which deal with the site landscaping and use of a Registered Landscape Architect. The other two comments involve the following (which should also be discussed with applicant):
- OCDP recommends PB review of site plans with respect to proposed town road and driveway connection to New Windsor Cantonment site, with possible elimination of the existing Cantonment curb cut. The Board is reminded of my comment that the interconnection width is inadequate, in my opinion. This prior comment was not addressed by the applicant.
  - OCDP recommended that the unit types (senior and workforce) be "integrated" rather than separated by the proposed town road. The board should discuss this with the applicant, as this appears inconsistent with the project design intent as previously discussed with the Board.
5. We previously provided comments on the EAF and requested certain revisions. We should verify that an updated EAF is on file. Regarding SEQRA:
- After the new town zoning was adopted, the Lead Agency Coordination letter was circulated per SEQRA. Status of responses should be discussed and procedural steps discussed with the Attorney for the Planning Board.
  - It is my understanding that, due to the proximity to the State Historic Lands, this action is Type I under SEQRA.
  - Also regarding SEQRA, I have received the attached letter from John Collins Engineers with regard to the design adequacy of the access to Route 300 for the project roadway.
6. This application was forwarded to the NYS Department of Transportation for review and comment. We are aware of no response.

7. As previously noted, there are issues which may appropriately be discussed by the Town Board as part of the Special Permit review. These items include:

- The interconnection roadway between this project and RPA (which will create the through road from Route 32 to Route 300) is indicated "by others" on this site plan.
- The applicant has advised that this project will contribute "their proportional share" for the anticipated / desired traffic signal on Route 300. The formula for this contribution should be defined.
- The project does not provide master water meters. Given the phased development of Road A initially as a project road, then a Town Road, this requirement may be waived by the Town Board.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st  
NW11-14-14Nov2012.doc

# JOHN COLLINS ENGINEERS, P.C.

TRAFFIC • TRANSPORTATION ENGINEERS

===== 11 BRADHURST AVENUE • HAWTHORNE, N.Y. • 10532 • (914) 347-7500 • FAX (914) 347-7266 =====

November 12, 2012

Mr. Mark J. Edsall, P.E.  
McGoey Hauser & Edsall  
Consulting Engineers, P.C.  
33 Airport Center Drive, Suite 202  
New Windsor, NY 12553

RE: Temple Hill Apartments  
Temple Hill Road (NYS Route 300)  
New Windsor, New York

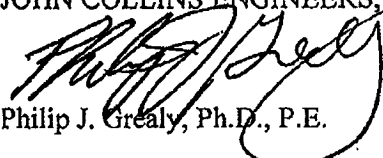
Dear Mr. Edsall:

At the public hearing for the above referenced project there were numerous comments regarding the safety and operation of the proposed access intersection connection to Route 300 for the above development. The concerns included the potential for increased accidents, consideration of elderly drivers, etc. The proposed intersection at its intersection with Route 300 will be constructed to provide a separate right and separate left turn lanes for traffic entering from Route 300. These lanes will safely separate them from the through traffic on Route 300. These widening improvements will be completed in conformance with NYSDOT and AASHTO design criteria for intersections which accommodate all drivers. The lane lengths, tapers, and sight distance, etc. will be based on the travel speeds along the roadway in conformance with NYSDOT criteria.

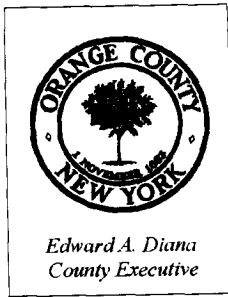
Furthermore, it is anticipated that once the connection to the Patriot's Bluff development is completed that signalization of the site intersection with Route 300 will also be completed. Note that the Applicant has agreed to design the signal for this intersection in advance in order to expedite its installation once the actual traffic signal warrants required by NYSDOT are met. In the interim, prior to signalization, the proposed intersection design will safely accommodate entry and exit movements for all vehicles at the development.

If you have any questions regarding this, please do not hesitate to contact us.

Sincerely,  
JOHN COLLINS ENGINEERS, P.C.



Philip J. Grealy, Ph.D., P.E.



## ORANGE COUNTY DEPARTMENT OF PLANNING

DAVID CHURCH, AICP  
COMMISSIONER

www.orangecountygov.com/planning  
planning@orangecountygov.com

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124

TEL: (845) 615-3840  
FAX: (845) 291-2533

### **County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n**

**Local Referring Board:** Town of New Windsor Planning Board

**Referral ID #:** NWT13-12M

**Applicant:** Warwick Properties

**Tax Map #:** 35-1-28

**Proposed Action:** Development of 186 Totally Affordable Senior Housing, 84 Workforce Housing and 2 caretaker residences

**Local File #:** 11-14

**Reason for County Review:** The referral is within 500 feet of NYS Route 300.

**Date of Full Statement:** October 17, 2012

#### **Comments:**

County Planning is in receipt of the GML §239 referral for the above referenced Project. Based upon our review of the submitted materials, our office has found no evidence that significant inter-municipal or county-wide impacts would result from its approval. The Project Site is within one of Orange Counties' identified Priority Growth Areas; therefore development that is sensitive to the surrounding resources is encouraged. Additionally, the "Housing and Neighborhood Preservation Strategy" within the most recent update to the *Orange County Comprehensive Plan* encourages the creation of affordable housing units throughout the County due to the Housing Affordability Gap that exists, as determined by the Three-County Regional Housing Needs Assessment. This Assessment estimated that the Town of New Windsor is expected to have an Owner Affordability gap of 7,585 units and a Renter Affordability Gap of 3,030 units in 2015. Therefore the proposed affordable apartments will help to reduce this. County Planning would like to include the following as advisory comments:

1. Our office recommends that the Board work with the Applicant and New York State to review the Site Plans with relation to the Proposed Town Road intersection with NYS Route 300. Since the Applicant is providing an access road to the New Windsor Cantonment, the state may be willing to work with the Applicant to re-work their entrance, allowing the proposed road to replace their existing entrance. Therefore eliminating another curb cut access to NYS Route 300.
2. County Planning recommends that the two types of housing be integrated. This can be accomplished through simply moving a Workforce Housing building to the south side of the proposed road and a Senior Housing building to the north side of the proposed road. Another option would be to integrate Workforce and Senior Housing in one or two of the buildings.
3. Although not required, our office recommends that the Landscape Plan be prepared by a licensed

**11-14**

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landscape architect or qualified landscape designer. This will ensure the proper locating of proposed plants in accordance with §300-15(A), ensure an aesthetically pleasing layout, provide the required number of appropriate species in accordance with §300-15(B) and (C) and provide a point of contact for the contractor with regard to the Landscape Plan.

4. In order to protect the intent of the Landscape Plan, County Planning recommends that the Board require a note on the plan set related to a minimum warranty period. Our office recommends that the following note or variant be added to the Landscape Plan:

*"All plant material shall be guaranteed under a warranty period for a minimum of two (2) years from the date of final acceptance. All plant material deemed unsatisfactory must be replaced in the same planting season as deemed unacceptable."*

5. Invasive plants species are those that are known to displace the native plant communities through destructively spreading. These types of species tend to take on destructive tendencies since their natural disease and pest infestations are not evident to control the growth, whereas native species are subject to such control. Invasive plant species are known to damage habitat and reduce biodiversity, affecting the local food chain and ecology.

The following species of listed in the plant schedule associated with the Landscape Plans are known to show invasive tendencies in New York State. They are *Pyrus calleryana*, *Prunus serrulata* "Kwanzan" and *Viburnum opulus*. Our office recommends that the Board require the Applicant to specify species that do not show invasive tendencies, those that tend to show invasive tendencies are listed at the following webpage:

<http://www.nyis.info/index.php?action=israt>

or

<http://www.dec.ny.gov/animals/65408.html>

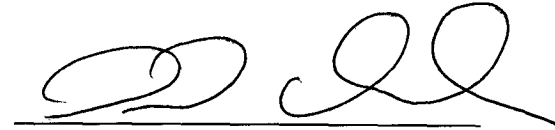
6. The following species listed in the plant schedule associated with the Landscape Plans for the Site Plan are known to be a fall planting/dig hazard. They are *Gleditsia triacanthos*, *Prunus serrulata* "Kwanzan" and *Liriodendron tulipifera*. Fall planting hazards are species of plant material that are known to have unsuccessful survival rates when field dug and planted during the fall planting season. Spring is regarded the best time of year for planting since the newly installed plant material benefit from the spring rains and are then allotted a full growing season to adapt and establish to the planted conditions. It's recommended that these species be field dug and planted during the spring planting season or field dug in the spring and then planted the during the following fall planting season. County Planning recommends that the Board require the Applicant add the following note or variant to the Landscape Plans:

*"Certain species of trees have a high risk of failure when field dug and planted during the fall planting season. The following species are known as fall planting/dig hazard, Gleditsia triacanthos, Prunus serrulata "Kwanzan" and Liriodendron tulipifera. The nursery stock for the aforementioned species shall be supplied from those dug during the previous spring planting season and held over the summer season as balled and bur-lapped or containerized."*

Although County Planning is offering a recommendation at this point in time, it is only related to the information submitted with the referenced referral. We look forward to being kept apprised as this application proceeds and the ability to review additional materials as they become available.

**County Recommendation: Approval**

**Date:** October 25, 2012

A handwritten signature in black ink, consisting of two distinct, stylized loops, positioned above a horizontal line.

**Prepared by:** Chad M. Wade, R.L.A.  
Planner

**David Church, AICP**  
**Commissioner of Planning**

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).



**COUNTY OF ORANGE**

**DEPARTMENT OF PLANNING**

**EDWARD A. DIANA**

COUNTY EXECUTIVE

124 MAIN STREET

GOSHEN, NEW YORK 10924-2124

TEL: (845)291-2318 FAX: (845)291-2533

[WWW.ORANGECOUNTYGOV.COM/PLANNING](http://WWW.ORANGECOUNTYGOV.COM/PLANNING)

[PLANNING@CO.ORANGE.NY.US](mailto:PLANNING@CO.ORANGE.NY.US)

**DAVID CHURCH, A.I.C.P.**

COMMISSIONER

October 24, 2012

Mr. Genaro Argenio, Chairman  
Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553



Re: Request for Lead Agency status of Temple Hill Apartments Site Plan

Dear Chairman Argenio

Our office is in receipt of the lead agency coordination request related to the above mentioned Project. County Planning has no interest in assuming Lead Agency with regard to this project, but we would like the opportunity to review any additional SEQRA information that is provided by the Applicant.

Thank you for giving our office the opportunity to respond to your request. County Planning looks forward to reviewing the application when it is referred to us for our comments under the General Municipal Law. The Planner from our office that will be reviewing this project is Chad M. Wade, R.L.A.; questions, comments, or additional information should be directed to him.

Sincerely,

David E. Church, AICP  
Commissioner

NOV 01 2012

11-14





Date	Invoice #
10/12/2012	5751

P.O. No.	Terms	Project
Planning		

Issue Date	Description	Rate	Amount
10/5/2012	LEGAL ADS-PLANNING-TEMPLE HILL APARTMENTS AFFIDAVIT	9.87 4.00	9.87 4.00
		Total	\$13.87

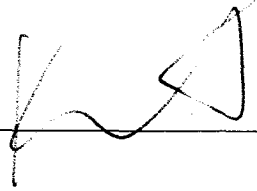
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JUN 14 1962  
ACCOUNTS PAYABLE

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on October 24, 2012 at 7:30 P.M. on the approval of the proposed Site Plan and Special Permit for TEMPLE HILL APARTMENTS -272 multi-family residential (combination senior housing and workforce housing) (PIETRZAK & PFAU) Located at 324 TEMPLE HILL ROAD (Tax Map #/Section 35, Block 1, Lot 28). Map of the proposed project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.  
Date: October 9, 2012  
By Order of  
TOWN OF NEW WINDSOR PLANNING BOARD

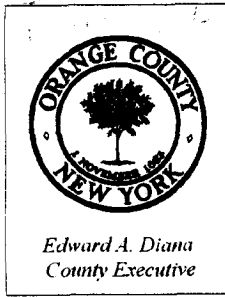
STATE OF NEW YORK  
COUNTY OF ORANGE, SS:

Kathy Amanatides, being duly sworn,  
disposes and says that she is the Office  
Manager of the E.W. Smith Publishing  
Company, Inc., Publisher of The Sentinel,  
a weekly newspaper published and of  
General circulation in the Town of New  
Windsor, Town of Newburgh and City of  
Newburgh, New York and that the notice  
of which is annexed is a true copy was  
published in said newspaper one time  
commencing on the 12th day of  
October, 2012 and ending on the 12th  
day of October, 2012.

  
Subscribed and sworn to before me this  
30<sup>th</sup> day of October, 2012.

  
Notary Public of the State of New York  
County of Orange

**KATHLEEN O'BRIEN**  
Notary Public, State of New York  
Qualified in Orange County  
No. 0104703612  
Commission Expires July 31 2013



**ORANGE COUNTY DEPARTMENT OF PLANNING**

**DAVID CHURCH, AICP**  
COMMISSIONER

[www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)  
[planning@orangecountygov.com](mailto:planning@orangecountygov.com)

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124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124

TEL: (845) 615-3840  
FAX: (845) 291-2533

**Town of New Windsor  
SUPERVISORS OFFICE**

**County Reply – Mandatory Review of Local Planning Action  
as per NYS General Municipal Law §239-l, m, & n**

**Local Referring Board:** Town of New Windsor Town Board

**Referral ID #:** NWT14-12M

**Applicant:** Warwick Properties

**Tax Map #:** 35-1-28

**Proposed Action:** Development of 186 Totally Affordable Senior Housing, 84 Workforce Housing and 2 caretaker residences

**Local File #:** 11-14

**Reason for County Review:** The referral is within 500 feet of NYS Route 300.

**Date of Full Statement:** October 17, 2012

**Comments:**


County Planning is in receipt of the GML §239 referral for the above referenced Project. Based upon our review of the submitted materials, our office has found no evidence that significant inter-municipal or county-wide impacts would result from its approval. The Project Site is within one of Orange Counties' identified Priority Growth Areas; therefore development that is sensitive to the surrounding resources is encouraged. Additionally, the "Housing and Neighborhood Preservation Strategy" within the most recent update to the *Orange County Comprehensive Plan* encourages the creation of affordable housing units throughout the County due to the Housing Affordability Gap that exists, as determined by the Three-County Regional Housing Needs Assessment. This Assessment estimated that the Town of New Windsor is expected to have an Owner Affordability gap of 7,585 units and a Renter Affordability Gap of 3,030 units in 2015. Therefore the proposed affordable apartments will help to reduce this Gap. County Planning would like to include the following as advisory comments:

Although County Planning is offering a recommendation at this point in time, it is only related to the information submitted with the referenced referral. We look forward to being kept apprised as this application proceeds and the ability to review additional materials as they become available.

**County Recommendation:** Approval

**Date:** October 24, 2012

**Prepared by:** Chad M. Wade, R.L.A.  
Planner

  
**David Church, AICP**  
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).



Edward A. Diana  
County Executive

## ORANGE COUNTY DEPARTMENT OF PLANNING

DAVID CHURCH, AICP  
COMMISSIONER

www.orangecountygov.com/planning  
planning@orangecountygov.com

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845) 615-3840  
FAX: (845) 291-2533

### **Report of Final Action by Local Board as per NYS General Municipal Law §239-l, m, &n**

As stated in Section 239 of the General Municipal Law of the State of New York State, within thirty days of taking final action in regard to a required referral to the Orange County Planning Department, the local referring agency shall file a report as to the final action taken.

**Local Board:** Town of New Windsor Town Board

**County Referral ID #:** NWT14-12M

**Project Name:**

**Date of Local Action:** \_\_\_\_/\_\_\_\_/\_\_\_\_

**#Ayes:** \_\_\_\_ **# Nays:** \_\_\_\_

In regard to the proposed action described above, the following final action was taken (*check one*):

\_\_\_\_\_ Our local board **approved** this action.

\_\_\_\_\_ Our local board **approved** this action **with modifications**. *Briefly describe the modifications below.*

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\_\_\_\_\_ Our local board **disapproved** this action.

Reasons for acting contrary to County Planning Department's recommendation(s), if applicable:

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\_\_\_\_\_ Project **withdrawn** by sponsor

**Please return to:** Orange County Dept. of Planning 124 Main St. Goshen, NY 10924  
**Questions or comments? Call: 845-615-3840**

cc: P/B



# TOWN OF NEW WINDSOR

**TOWN CLERK'S OFFICE**  
555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4611  
Fax: (845) 563-4670

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OCT 26 2012

**TOWN CLERK'S OFFICE**

## REQUEST FOR PUBLIC RECORDS

Date: 10/26/2012

Name: Alice Dosio

Address: 91- Meriline Avenue

New Windsor N.Y. 12553

Phone: (518) 577-3949

Representing: myself

### **Please specify:**

- **Property location (street address or section, block and lot number)**
- **Department you are requesting records from**
- **Describe information requested as fully as possible**

Temple Hill Apts at 324 Temple Hill Rd.  
Planning Dept

3 copies of site plan

The Freedom of Information Law requires that an agency respond to a request within five business days of receipt of a request. Therefore, I would appreciate a response as soon as possible and look forward to hearing from you shortly.

If for any reason any portion of my request is denied, please inform me of the reasons for the denial in writing and provide the name and address of the person or body to whom an appeal should be directed.

RESULTS OF P.B. MEETING OF: OCTOBER 24, 2012

PROJECT: TEMPLE HILL APARTMENTS P.B. # 11-14

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y      N     

M)      S)      VOTE: A      N     

TAKE LEAD AGENCY: Y      N     

CARRIED: Y      N     

M)      S)      VOTE: A      N     

CARRIED: Y      N     

PUBLIC HEARING: WAIVED:      CLOSED: X

M) Van S) Ferg VOTE: A 5 N X SCHEDULE P.H.: Y      N     

SEND TO O.C. PLANNING: Y     

SEND TO DEPT. OF TRANSPORTATION: Y     

REFER TO Z.B.A.: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: Y      N     

APPROVAL:

M)      S)      VOTE: A      N      APPROVED:     

NEED NEW PLANS: Y      N     

CONDITIONS - NOTES:

- \* Center turn lane
- \* TRAFFIC ~ maybe a night when RPA comes in with our Road.
- \* Look at the minutes about traffic.
- \* Relative to turning LANE: Timing -> turning LANE will be done BEFORE CO'S ARE ISSUED on Phase I.

**617.20**  
**Appendix A**  
**State Environmental Quality Review**  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

---

**THIS AREA FOR LEAD AGENCY USE ONLY**

**DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:

☐

Part 1

☐

Part 2

☐

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED** negative declaration will be prepared.\*
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

\*A Conditioned Negative Declaration is only valid for Unlisted Actions

TEMPLE HILL APARTMENTS

\_\_\_\_\_  
Name of Action

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

website

\_\_\_\_\_  
Date

## PART 1--PROJECT INFORMATION

### Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action TEMPLE HILL APARTMENTS.

Location of Action (include Street Address, Municipality and County)

East side of Temple Hill Road, Town of New Windsor, Orange County, NY

Name of Applicant/Sponsor Warwick Properties, LLC

Address 2 Liberty Court

City / PO Warwick, State NY Zip Code 10990

Business Telephone (845) 986-7012

Name of Owner (if different) Temple Hill Realty, LLC

Address 27 Water Way

City / PO Newburgh State NY Zip Code 12550

Business Telephone \_\_\_\_\_

Description of Action:

Eighty (84) workforce housing units and 186 totally affordable senior citizen units, with two (2) superintendents units. Project also includes the construction of a Town Thru Road. All units to be serviced by central water and sewer facilities.



Please Complete Each Question--Indicate N.A. if not applicable

## A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)  
☒ Forest ☐ Agriculture ☐ Other \_\_\_\_\_

2. Total acreage of project area: 18.5+/- acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0</u> acres	<u>0</u> acres
Forested	<u>18.0</u> acres	<u>3</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>0.2</u> acres	<u>6</u> acres
Other (Indicate type) <u>Lawns/Landscaping</u>	<u>0.3</u> acres	<u>9.5</u> acres

3. What is predominant soil type(s) on project site? Mardin

- a. Soil drainage: ☐ Well drained \_\_\_\_\_ % of site ☒ Moderately well drained 100 % of site.  
☐ Poorly drained \_\_\_\_\_ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock >8 (in feet)

5. Approximate percentage of proposed project site with slopes:

☒ 0-10% 50 % ☒ 10- 15% 30 % ☒ 15% or greater 20 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☒ Yes ☐ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? varies (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No

According to:

New York State Environmental Resource Map

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

☐ Yes ☒ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☐ Yes ☒ No

If yes, explain:

14. Does the present site include scenic views known to be important to the community?

☐ Yes ☒ No

15. Streams within or contiguous to project area:

None

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

No mapped wetlands

b. Size (in acres):

N/A

17. Is the site served by existing public utilities?

☒ Yes

☐ No

a. If YES, does sufficient capacity exist to allow connection?

☒ Yes

☐ No

b. If YES, will improvements be necessary to allow connection?

☒ Yes

☐ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?

☐ Yes

☒ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?

☐ Yes

☒ No

20. Has the site ever been used for the disposal of solid or hazardous wastes?

☐ Yes

☒ No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

a. Total contiguous acreage owned or controlled by project sponsor: 18.5 acres.

b. Project acreage to be developed: 18.5 acres initially; 18.5 acres ultimately.

c. Project acreage to remain undeveloped: 0 acres.

d. Length of project, in miles: N/A (if appropriate)

e. If the project is an expansion, indicate percent of expansion proposed. N/A %

f. Number of off-street parking spaces existing 2; proposed 340

g. Maximum vehicular trips generated per hour: 74 (upon completion of project)?

h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially			260	
Ultimately			260	

i. Dimensions (in feet) of largest proposed structure: 35 height; 62 width; 206 length.

j. Linear feet of frontage along a public thoroughfare project will occupy is? 350 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.

3. Will disturbed areas be reclaimed

☒ Yes

☐ No

☐ N/A

a. If yes, for what intended purpose is the site being reclaimed?

Lawns/Landscaping

b. Will topsoil be stockpiled for reclamation?

☒ Yes

☐ No

c. Will upper subsoil be stockpiled for reclamation?

☐ Yes

☒ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 15.5 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☐ Yes ☒ No

6. If single phase project: Anticipated period of construction: \_\_\_\_\_ months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 3 (number)

b. Anticipated date of commencement phase 1: 4 month 12 year, (including demolition)

c. Approximate completion date of final phase: 9 month 15 year.

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☒ No

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Number of jobs generated: during construction 25; after project is complete 3

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No

If yes, explain:

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount \_\_\_\_\_

b. Name of water body into which effluent will be discharged \_\_\_\_\_

13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type \_\_\_\_\_

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? ☒ Yes ☐ No

16. Will the project generate solid waste? ☒ Yes ☐ No

a. If yes, what is the amount per month? 14.5 tons

b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No

c. If yes, give name Licensed Hauler; location To Be Determined

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.

b. If yes, what is the anticipated site life? \_\_\_\_\_ years.

18. Will project use herbicides or pesticides? ☐ Yes ☒ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☒ Yes ☐ No

If yes, indicate type(s)

Oil, electric

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 36,400 gallons/day.

24. Does project involve Local, State or Federal funding? ☒ Yes ☐ No

If yes, explain:

Federal, State and County Funding Possible

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Overlay District</u>	_____
		_____	_____
		_____	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Site Plan/Subdivision</u>	_____
		_____	_____
		_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Water Main Extension</u>	_____
		_____	_____
		_____	_____
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYSDOT Road Entrance</u>	_____
		_____	_____
		_____	_____
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

<input type="checkbox"/> Zoning amendment	<input type="checkbox"/> Zoning variance	<input type="checkbox"/> New/revision of master plan	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Site plan	<input checked="" type="checkbox"/> Special use permit	<input type="checkbox"/> Resource management plan	<input type="checkbox"/> Other

2. What is the zoning classification(s) of the site?

Workforce housing overlay and totally affordable senior citizen housing

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Seventy-eight (78) workforce housing units and 182 senior citizen housing units.

4. What is the proposed zoning of the site?

N/A

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Multi-family and single family residential.

8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? 4

a. What is the minimum lot size proposed? 1 acre

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

☒ Yes ☐ No

a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No

a. If yes, is the existing road network adequate to handle the additional traffic. ☐ Yes ☐ No

**D. Informational Details**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

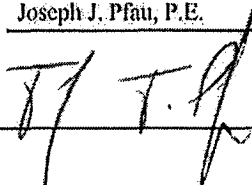
I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Joseph J. Pfau, P.E.

Date 8/18/11

*REV. 7/19/12*

Signature



Title Applicant's Engineer

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



## PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

#### General Information (Read Carefully)

- I In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- I The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- I The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- I The number of examples per question does not indicate the importance of each question.
- I In identifying impacts, consider long term, short term and cumulative effects.

#### Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer Yes if there will be any impact.
- b. Maybe answers should be considered as Yes answers.
- c. If answering Yes to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

#### Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO ☐ YES ☐

#### Examples that would apply to column 2

- |  |                          |                          |  |
|--|--------------------------|--------------------------|--|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

- |   | 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by<br>Project Change     |
|---|-------------------------------------|-----------------------------------|--|
| • Construction or expansion of a sanitary landfill. | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction in a designated floodway.            | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:                                    | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

☐ NO ☐ YES

- |                        | 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by<br>Project Change     |
|------------------------|-------------------------------------|-----------------------------------|--|
| • Specific land forms: | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

#### Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☐ NO ☐ YES

#### Examples that would apply to column 2

- |  |                          |                          |  |
|--|--------------------------|--------------------------|--|
| • Developable area of site contains a protected water body.                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Dredging more than 100 cubic yards of material from channel of a protected stream. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Extension of utility distribution facilities through a protected water body.       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction in a designated freshwater or tidal wetland.                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

4. Will Proposed Action affect any non-protected existing or new body of water?

☐ NO ☐ YES

#### Examples that would apply to column 2

- |  |                          |                          |  |
|--|--------------------------|--------------------------|--|
| • A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction of a body of water that exceeds 10 acres of surface area.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
5. Will Proposed Action affect surface or groundwater quality or quantity? <input type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Proposed Action will require a discharge permit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction or operation causing any contamination of a water supply system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will adversely affect groundwater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action would use water in excess of 20,000 gallons per day.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated by  
Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

☐
☐
☐

Yes

☐

No

- Proposed Action may cause substantial erosion.

☐
☐
☐

Yes

☐

No

- Proposed Action is incompatible with existing drainage patterns.

☐
☐
☐

Yes

☐

No

- Proposed Action will allow development in a designated floodway.

☐
☐
☐

Yes

☐

No

- Other impacts:

☐
☐
☐

Yes

☐

No

#### IMPACT ON AIR

7. Will Proposed Action affect air quality?

☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will induce 1,000 or more vehicle trips in any given hour.

☐
☐
☐

Yes

☐

No

- Proposed Action will result in the incineration of more than 1 ton of refuse per hour.

☐
☐
☐

Yes

☐

No

- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.

☐
☐
☐

Yes

☐

No

- Proposed Action will allow an increase in the amount of land committed to industrial use.

☐
☐
☐

Yes

☐

No

- Proposed Action will allow an increase in the density of industrial development within existing industrial areas.

☐
☐
☐

Yes

☐

No

- Other impacts:

☐
☐
☐

Yes

☐

No

#### IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

☐ NO ☐ YES

Examples that would apply to column 2

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.

☐
☐
☐

Yes

☐

No

- |   | 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by<br>Project Change     |
|---|-------------------------------------|-----------------------------------|--|
| • Removal of any portion of a critical or significant wildlife habitat.                               | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Application of pesticide or herbicide more than twice a year, other than for agricultural purposes. | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

☐ NO ☐ YES

Examples that would apply to column 2

- |  | 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by<br>Project Change     |
|--|-------------------------------------|-----------------------------------|--|
| • Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.                          | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation. | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

#### IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

☐ NO ☐ YES

Examples that would apply to column 2

- |  | 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by<br>Project Change     |
|--|-------------------------------------|-----------------------------------|--|
| • The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)                                 | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction activity would excavate or compact the soil profile of agricultural land.   | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land. | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

#### IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)
- ☐ NO ☐ YES

Examples that would apply to column 2

• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

#### IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?
- ☐ NO ☐ YES

Examples that would apply to column 2

• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

- |                  | 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by<br>Project Change     |
|------------------|-------------------------------------|-----------------------------------|--|
| • Other impacts: | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

#### IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

☐ NO ☐ YES

Examples that would apply to column 2

- |   |                          |                          |  |
|---|--------------------------|--------------------------|--|
| • The permanent foreclosure of a future recreational opportunity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • A major reduction of an open space important to the community.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

#### IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

☐ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- |   |                          |                          |  |
|---|--------------------------|--------------------------|--|
| • Proposed Action to locate within the CEA?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quantity of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quality of the resource?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will impact the use, function or enjoyment of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated by  
Project Change

#### IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

☐ NO ☐ YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.

☐
☐

☐ Yes

☐ No

- Proposed Action will result in major traffic problems.

☐
☐

☐ Yes

☐ No

- Other impacts:

☐
☐

☐ Yes

☐ No

#### IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.

☐
☐

☐ Yes

☐ No

- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.

☐
☐

☐ Yes

☐ No

- Other impacts:

☐
☐

☐ Yes

☐ No

#### NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

☐ NO ☐ YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.

☐
☐

☐ Yes

☐ No

- Odors will occur routinely (more than one hour per day).

☐
☐

☐ Yes

☐ No

- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.

☐
☐

☐ Yes

☐ No

- Proposed Action will remove natural barriers that would act as a noise screen.

☐
☐

☐ Yes

☐ No

- Other impacts:

☐
☐

☐ Yes

☐ No



1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated by  
Project Change

### IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

☐ NO ☐ YES

- |  |                          |                          |  |
|--|--------------------------|--------------------------|--|
| • Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

### IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

☐ NO ☐ YES

Examples that would apply to column 2

- |   |                          |                          |  |
|---|--------------------------|--------------------------|--|
| • The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will conflict with officially adopted plans or goals.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will cause a change in the density of land use.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Development will create a demand for additional community services (e.g. schools, police and fire, etc.)                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

- |  | 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by<br>Project Change     |
|--|-------------------------------------|-----------------------------------|--|
| • Proposed Action will set an important precedent for future projects. | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will create or eliminate employment.                 | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other Impacts:   | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

☐ NO ☐ YES

**If Any Action in Part 2 is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3**

## Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

### Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/11/2012

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS

APPLICANT: WARWICK PROPERTIES, LLC

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
10/11/2012	HIGHWAY	/ /	
10/11/2012	SEWER / WATER	/ /	
10/11/2012	911	/ /	
07/27/2012	FIRE	08/08/2012	APPROVED
07/26/2012	NYS PARKS, REC, HISTORICAL . WAITING ON LETTER FROM THE ARCH REPORT	/ /	
08/26/2011	FIRE . BARNEY MET WITH PFAU AND TALKED ABOUT EVERYTHING THAT HAD TO . CHANGE ON THE PLANS. ONCE WE RECIEVE REVISED PLANS WITH THE . CORRECTIONS, THERE WILL BE ANOTHER REVIEW.*	08/26/2011	DISAPPROVED
08/26/2011	HIGHWAY . IF THIS IS GOING TO BE A TOWN OF NEW WINDSOR ROAD, MORE . SPECIFICATIONS ARE NEEDED.	09/12/2011	DISAPPROVED
08/26/2011	SEWER / WATER . NEEDS WATER AND SEWER UTILITY DETAIL PLAN TO REVIEW.	09/14/2011	DISAPPROVED
08/26/2011	911 . CONCEPTUAL PLANS NOT SUITABLE FOR E-911 NUMBERING, SITE . LAYOUT ACKWARD TO NUMBER FOR E-911 AND ASSIGNED ADDRESS . WOULD NOT MEET U.S. POST OFFICE SCHEME.	09/13/2011	DISAPPROVED

- WAITING ON RESPONSE.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

**RICHARD D. McGOEY, P.E. (NY & PA)**  
**WILLIAM J. HAUSER, P.E. (NY & NJ)**  
**MARK J. EDSALL, P.E. (NY, NJ & PA)**  
**JAMES M. FARR, P.E. (NY & PA)**

**MAIN OFFICE**  
**33 AIRPORT CENTER DRIVE**  
**SUITE 202**  
**NEW WINDSOR, NEW YORK**  
**12553**  
**(845) 567-3100**  
**FAX: (845) 567-3232**

**E-MAIL: [MHENY@MHEPC.COM](mailto:MHENY@MHEPC.COM)**  
**WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)**

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** TEMPLE HILL APARTMENTS TOTALLY AFFORDABLE SENIOR CITIZEN AND WORKFORCE HOUSING SITE PLAN (WARWICK PROPERTIES LLC)  
**PROJECT LOCATION:** OFF TEMPLE HILL RD (NYS ROUTE 300) SECTION 35 – BLOCK 1 – LOT 28  
**PROJECT NUMBER:** 11-14  
**DATE:** 24 OCTOBER 2012  
**CONSULTANT:** PIETRZAK & PFAU ENGINEERING & SURVEYING  
**PLAN DATE:** PLANS REVISED 07-19-12  
**DESCRIPTION:** THE APPLICATION PROPOSES A 272-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT (186 TOTALLY-AFFORDABLE SENIOR CITIZEN HOUSING UNITS + 84 WORKFORCE HOUSING UNITS + 2 CARETAKER APARTMENTS) ON A TOTAL OF 19.5 +/- ACRES. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 SEPT 2011, 9 NOV 2011, 8 AUGUST 2012, AND 10 OCTOBER 2012 PLANNING BOARD MEETINGS.  
**THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.**

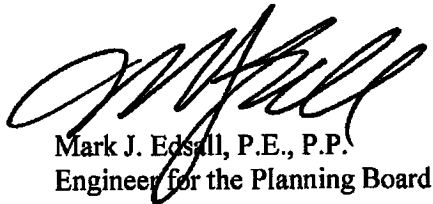
1. The project is located in the R-5 zoning district of the Town and the Historic Corridor. The proposed Totally Affordable Senior Housing and Workforce Housing are permitted per the respective overlay districts. Both uses require a Special Permit from the Town Board.
2. The primary purpose of this meeting is to hold the Public Hearing. As such, we will be prepared to list comments received that may affect the technical and engineering aspects of the submitted plan, such that further detailed reviews can be made.
3. We have reviewed the latest plans and have prepared detailed comments (presented on attached commentary with page by page review).
4. We previously provided comments on the EAF and requested certain revisions. We should verify that an updated EAF is on file.
5. As per New York State General Municipal Law (GML 239), this plan was referred to the OCPD for review. A response is pending.

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

6. Since the new town zoning has been adopted, it was now possible to circulate for Lead Agency under SEQRA. This letter has been issued. Based on the proximity to the State Historic Lands, this action is Type I under SEQRA. Procedures regarding SEQRA can be further discussed with the Attorney for the Planning Board.
7. This application was forwarded to the NYS Department of Transportation for review and comment. A response is pending.
8. Regarding the SWPPP for the project, this was previously accepted with one comment pending. The Soil restoration notes which were requested still need to be added to the site plans.
9. Miscellaneous comments that PB may wish to have the Town Board discuss and/or address as part of the Special Permit review:
  - The interconnection roadway between this project and RPA (which will create the through road from Route 32 to Route 300) is indicated "by others" on this site plan.
  - The applicant has advised that this project will contribute "their proportional share" for the anticipated / desired traffic signal on Route 300. The formula for this contribution should be defined.
  - The project does not provide master water meters. Given the phased development of Road A initially as a project road, then a Town Road, this requirement may be waived by the Town Board.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st  
NW11-14-24Oct2012.doc

**DETAILED PROJECT COMMENT LISTING**  
**TEMPLE HILL APARTMENTS**  
**24 OCTOBER 2012**

**Cover Sheet – Drawing 1**

- This “cover sheet” is difficult to read relative to dimensions etc. As such, I suggest the cover sheet (60 scale) be used for general layout and zoning information, but not attempt to provide side plan dimensions. A second sheet called “Overall Site Plan Layout” provided at 50 scale should provide all site layout dimensions. (see next bullet comment, related to this comment). Some comments provided below for this cover sheet may apply to the Overall Site Plan sheet if created.
- The plans provide 60 scale, 50 scale and 40 scale drawings for the same site, with each shown on a single sheet. I recommend all design plans be at the same scale, 1”=50’ or 1”=40’.
- The bulk table should provide actual bulk values based on the plans submitted for each “Provided” column.
- Some “Required” values need correction as follows:
  - Height for Workforce Housing should be 3 stories / 50 feet
  - Development Coverage for Senior should be 80%
  - Height for Senior Housing should be 3 stories / 50 feet
- Plan should depict actual minimum setback for workforce housing buildings.
- Under General Notes, please correct Zone. Property is now in R-5 zone.
- Plan should clarify number of units proposed. Unit Breakdown indicates 272 units; General Notes indicate 266 (188 senior / 78 workforce); Density Calculations indicate 272 (188s / 84w); Plans indicate 272 units (186 s / 84w / 2 caretaker). It is our understanding there are 186 senior, 84 workforce and 2 caretaker (in senior).
- In the density calculations, is the correct number for total gross area required 18.8 A ?
- The Unit Breakdown should indicate the number of bedrooms for the caretaker apartments (plan says 3-bedroom).
- For the density calculations please indicate the correct (updated) Code Section for workforce housing (300-20).
- Sidewalks are provided on the thru road on the workforce housing side, rather than the senior housing side. The Board may wish to review the layout of sidewalks and provide any input as appropriate.
- A crosswalk detail is provided on Detail Sheet 15 but none are shown on the site plans.

Coordinate with sidewalk locations and PB review.

- The plans clearly indicate concrete curbs for the proposed town road, but it is unclear that such intent applies internal to the senior and workforce sites.
- The plans indicate a 24 ft drive to the State property with a 30 ft easement. Depending on the use of the road, the 24 ft width may be inadequate.
- Two dumpster enclosure areas are provided for the four senior buildings, with the same approximately a 250 ft maximum walk from the main entrances of the buildings to the enclosures (which seems reasonable). Only one dumpster enclosure is provided for the two workforce buildings, with the maximum travel distance nearly 600 ft. A second enclosure may be warranted.
- The dumpster enclosure for the workforce housing is noted as "covered". No such detail exists on the detail sheets.
- The overlapping text over the workforce pavilion area should be corrected. In addition, the Board may wish additional information regarding this area.

#### **Section Sheet – Drawing 2**

- It is not clear if the applicant / developer intends to develop the project in sequence based on the section numbering. This should be clarified by the applicant. Sequence of construction must also conform to the provisions of the SWPPP.
- No additional comments at this time.

#### **Grading Plan - Drawing 3**

- In general the grading plan is difficult to follow due to scale and line weights. I recommend the scale be modified and two sheets be provided if needed. Line weight should be adjusted such that contours (both proposed and existing) can be followed.
- Some information is provided regarding the retaining walls, with some TOW and BOW elevations provided. On the more detailed plans, please insure values are provided for ends, bends and some intermediate locations.
- It is noted that some steep slopes are 1:2 (vertical:horizontal) or greater.

#### **Utility Plan - Drawing 4**

- Design information (manhole ref number, invert, rim) should be provided on the plan for the manhole furthest to the east.
- Sewer lateral connections directly to manholes is generally not desirable. Recommend such connections be eliminated.



- Routing of off site sewer line over Shepro Lane and related easements should be provided.
- A catch basin 4A should be provided opposite #4.
- Recommend CB C3A be moved opposite CB A17 and provide an additional catchbasin opposite CB A18 on west side of parking area.
- A single catch basin in the area in front of workforce building #1 may be insufficient.
- Hydrant layout on the plan should be reviewed by the Fire Inspector's office representatives.
- The water service to the site/building should be modified to provide a single tap to the central main (with valve), with the service split to a fire (sprinkler) service line and domestic service line at the curb line. Individual (separate) shutoff valves shall be located at the curb line for the fire and domestic lines.
- It is our understanding that master meters are generally required for site plans. Given the phased development of Road A initially as a project road, then a Town Road, this requirement may be waived by the Town Board.
- It is unclear why the drainage pipe on the end of workforce building #1 is 24" diameter, with the one on the end of workforce building #2 is 12" diameter. We recommend all such pipes be minimum 15 " diameter. Also see drainage piping west end building #6 and east side of building #3.

#### **Landscape Plan - Drawing 5**

- The plan provides a mix of deciduous trees and evergreen trees along the proposed Town Road (Road "A"), as well as along internal drives (called roads). The deciduous trees seem to be "lumped" in single groups rather than mixed or dispersed thru the site. This may not be the best way to approach the tree placement.
- Plantings around the individual buildings are addressed on Drawing 6.

#### **Landscape Plan - Drawing 6**

- This drawing provides both details and a typical layout for senior buildings and workforce buildings. My only comment is that some level of landscaping may be appropriate along the sides and rear of the senior buildings (as is done for workforce buildings).

#### **Lighting Plan - Drawing 7**

- Plan view should provide foot-candle value on curves for both pole mounted and wall mounted fixture isolux curves.
- Footcandle charts/curves on upper right of sheet should be made more useful via indication of dimensional information for each (in feet) relative to curves shown.
- At least two additional pole fixtures should be provided on Road A to the west end.

- Subject to final verification, the lighting distribution appears adequate (based on curves shown on plan - as long as levels are adequate).

#### **Erosion Control Plans – Drawings 8 & 9**

- Add previously requested soil restoration notes.

#### **Road “A” Profiles – Drawings 10 & 11**

- No comments at this time.

#### **Road “B” Profile - Drawing 12**

- Depict Road A Centerlines and ROW limits for both crossings.
- Depict centerlines of intersections with Road C
- Depict centerline of intersection with Road D
- Depict centerline of intersection with Road E

#### **Road “C” Profile - Drawing 13**

- Depict Road A Centerline and ROW limits for crossing.
- Finish Road C profile to include portion south of Road A as depicted on plan

#### **Roads “D” and “E” Profiles – Drawing 14**

- No comments at this time.

#### **Details – Drawings 15, 16 & 17**

- We recommend that both curbs and sidewalks be 4000 psi. At minimum for sidewalks within Road “A” (proposed Town Road), the concrete must be 4000 psi with construction joints at 5 ft. spacing, expansion joints at 15 ft. spacing.
- Materials for water system shall match standard town materials.
- Since Road “A” is proposed as a Town Road standard, a note must be added to the Typical Town Roadway Detail as follows:

*“ Any fill or backfill material placed within the roadway area (curb to curb) shall be NYSDOT Type No.3 subbase material unless otherwise accepted in writing by the Town Highway Superintendent and Town Engineer. For additional specific requirements within Town Roadway see Chapter 252 of the Town Code.”*

- The applicant has depicted what appears to be a SMU (segmental masonry unit) type MSE (mechanically stabilized earth) retaining wall on the plans. In line with Planning Board policy regarding such walls, the following standard notes shall be added to the plans:
  - Design for the retaining wall shown hereon shall be prepared by a NYS Licensed Professional Engineer and submitted to the Town Building Inspector for record prior to construction. Such design drawings (or shop drawings) shall bear the stamp and signature of such engineer, and shall be specific for the site and specific to the retaining wall system to be utilized and shall consider all appropriate and necessary possible loadings and conditions related to this project.
  - During construction, the work must be inspected by a NYS Licensed Professional Engineer who shall provide written verification to the Town Building Inspector, prior to the request for a certificate of occupancy, that he/she has personally inspected the work, and the installation is in compliance with the design drawings and manufacturer's installation recommendations.
  - If deemed necessary by the design engineer and/or the Town, third party testing will be performed regarding material compaction, fill quality, etc. A copy of all such testing records shall be provided to the Town Building Department for record.

**Town Road Extension Plan – Drawing 18**

- No Comments at this time.

**NYSDOT Plan – Drawing 19**

- No Comments at this time.



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

12 October 2012

New York State Department of Transportation  
Permit Inspection Unit Office  
112 Dickson Street  
Newburgh, New York 12550

ATT: Glenn Boucher, P.E., Resident Engineer &  
Siby Mary Zachariah-Carbone, Permit Engineer, Orange County East

SUBJECT: TEMPLE HILL APARTMENTS – NYS ROUTE 300  
NEW WINDSOR PLANNING BOARD NO. 11-14

Dear Mr. Boucher:


The Town of New Windsor Planning Board has received an application for site plan approval of a 272-unit multi-family project located on the north side of NYS Route 300 within the Town. The project involves, in general, the construction of 186 affordable senior units and 84 workforce housing units (plus two caretaker apartments), and associated site improvements. In addition to serving this project, the main access roadway is designed and intended to connect to the RPA Patriot Bluff Roadway (Ephiphany Drive off NYS Route 32) in the future. The Planning Board has determined that the applicant will be required to obtain a Highway Work Permit from your Department.

We are forwarding herewith a copy of the plan submitted with the application for your review and comment. We request that you notify the Planning Board of any concerns regarding this application, which should be considered by the Board during their review of the project. It is not the intent that these plans be considered the plans required for the Permit application, as these will be the responsibility of the applicant following site plan approval from the Town.

We look forward to your input regarding this application before the Board.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NYS DOT NewburghNW.doc

Sent 10/16/12

**Orange County Department of Planning**  
Application for Mandatory County Review of Local Planning Action  
(Variances, Zone Changes, Special Permits, Subdivisions)

To be completed by Local Board having jurisdiction.  
To be signed by Local Official.

MUNICIPALITY: T/New Windsor

TAX MAP ID: 35-1-28  
(Section-Block-Lot)

Local File #: 11-14  
Please refer to this number in any correspondence.

Project Name: Temple Hill Apartments Site Plan

Applicant: Warwick Properties LLC  
Address: 2 Liberty Court, Warwick, NY 10990

Send Copy of Letter to Applicant: (check one)  
Yes ☒ No ☐

Attorney, Engineer, Architect: Pietrzak & Pfau, 262 Greenwich Ave., Goshen, NY 10924

Location of Site: NYS Route 300 (near Shepro Ln)  
(Street, highway, nearest intersection)

Size of Parcel: 19.5 +/- A Existing Lots: 1 Proposed Lots/Units: 272 units

Present Zoning District: R-5

**TYPE OF REVIEW:**

☒ Site Plan (SP): 186 Totally Affordable Senior Housing + 84 Workforce Housing + 2 caretaker

☒ Special Use Permit\* (SUP) issued by Town Board

☐ Variance\* USE (UV): \_\_\_\_\_  
AREA (AV): \_\_\_\_\_

☐ Zoning District Change\* From: \_\_\_\_\_ To: \_\_\_\_\_

☐ Zoning Amendment To Section: \_\_\_\_\_

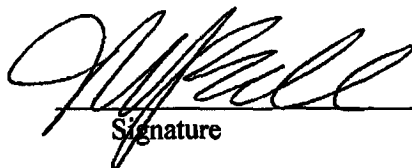
☐ Subdivision: Major \_\_\_\_\_ Minor \_\_\_\_\_

☐ Sketch ☒ Preliminary ☐ Final (Please indicate stage)

☒ Other Comments: THIS REFERRAL FORWARDED ON BEHALF OF BOTH PLANNING BOARD

AND TOWN BOARD

Date: 10/12/2012

  
Signature

Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

\* Cite Section of Zoning Regulations where pertinent.

\_\_\_\_\_  
**FOR COUNTY USE ONLY**

County ID# \_\_\_\_\_  
GML 239 Referral Guide – 02/27/2007

*Sent 10/16/12*



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

17 October 2012


**SUBJECT: TEMPLE HILL APARTMENTS SITE PLAN  
(SENIOR AND WORKFORCE HOUSING)  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
(NWPB REF. NO. 11-14)**

To all Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an application for Site Plan approval of the Temple Hill Site Plan project, located off NYS Route 300 within the Town. The project involves, in general, the construction of 272 multi-family units (186 totally-affordable senior; 84 workforce; 2 caretaker), and associated site improvements. It is the opinion of the Town of New Windsor Planning Board that the action is Type I action under SEQRA due to its proximity to the State Historic properties. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Planning Board at the above address, attention of Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved agency desire the Lead Agency position; it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a written response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position. Thank you for your attention to this matter. Should you have any questions regarding this notice, please feel free to contact the undersigned at the above number or (845) 563-4615.

Very truly yours,

  
Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

NYS Department of Environmental Conservation, New Paltz  
New York State Parks, Recreation and Historic Preservation  
NYS Department of Transportation, Poughkeepsie  
Orange County Department of Health  
George A. Green, Town of New Windsor Supervisor (w/o encl)  
Town of New Windsor Town Clerk (w/o encl)  
Orange County Department of Planning

NW11-14-LA Coord Letter 10-17-2012.doc

Sent out 10/18/12

# TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE  
555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone/FAX: (845) 563-4611

cc: P/B

**RECEIVED**

OCT 24 2012

**TOWN CLERK'S OFFICE**

## REQUEST FOR PUBLIC RECORDS

Date: 10-24-2012

Name: HAL SIMONE

Address: 2 SHAMPINE RD

MADISON, NY 07940

Phone: ( 973 ) 966-9000

Representing: SIMONE RENOVATING

### **Please specify:**

- Property location (street address or section, block and lot number)
- Department you are requesting records from
- Describe information requested as fully as possible

TEMPLE HILL FIVE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Documents may not be taken from office**

.....X

**TEMPLE HILL APARTMENTS P. B. #11-14**

# AFFIDAVIT OF SERVICE BY MAIL


STATE OF NEW YORK )  
 ) SS:  
COUNTY OF ORANGE )

That I am not a party to the action, am over 18 years of age and reside at 8 Hilltop Drive, New Windsor, NY 12553.

Sworn to before me this

*Nicole Peleshuck*  
Nicole T. Peleshuck, Secretary

11<sup>th</sup> day of October, 2012

  
\_\_\_\_\_  
Notary Public

**JENNIFER GALLAGHER**  
Notary Public, State of New York  
No. 01GA6050024  
Qualified in Orange County  
Commission Expires 10/30/14





RESULTS OF P.B. MEETING OF: OCTOBER 10, 2012

PROJECT: TEMPLE HILL APARTMENTS SITE P.B. # 11-14  
PLAN



**LEAD AGENCY:**

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y      N     

M)      S)      VOTE: A      N     

TAKE LEAD AGENCY: Y      N     

CARRIED: Y      N     

M)      S)      VOTE: A      N     

CARRIED: Y      N     

**PUBLIC HEARING:** WAIVED:      CLOSED:     

\* M) Gall S) Sherman VOTE: A      N     

SCHEDULE P.H.: Y 5 N X

SEND TO O.C. PLANNING: Y     

SEND TO DEPT. OF TRANSPORTATION: Y     

REFER TO Z.B.A.: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: Y      N     

**APPROVAL:**

M)      S)      VOTE: A      N     

APPROVED:     

NEED NEW PLANS: Y      N     

**CONDITIONS - NOTES:**

\* OCDP

\* DOT

P.H. SET FOR OCT 24th

\* Palisades  
Letter

\* waiting on letter after palisades reviews the Arch Report.

\* Resend to water/sewer/Highway/911 - tell Jan they will dedicate road.

\* Traffic Study → Left hand turn in the center of RT 300  
No Traffic Signal. Maybe when the Road connects to RPA  
They will come in for THE P.H. DOT will tell us if Restriping

\* Developers agreement that the road connection with a time limit on it that the traffic light be included.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

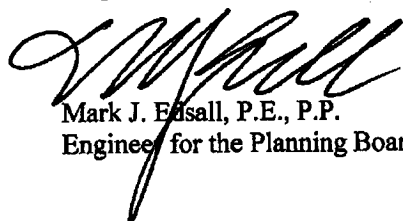
**MAIN OFFICE**  
33 AIRPORT CENTER DRIVE  
SUITE 202  
NEW WINDSOR, NEW YORK  
12553  
(845) 567-3100  
FAX: (845) 567-3232  
E-MAIL: [MHENY@MHEPC.COM](mailto:MHENY@MHEPC.COM)  
WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** TEMPLE HILL APARTMENTS TOTALLY AFFORDABLE SENIOR CITIZEN  
AND WORKFORCE HOUSING SITE PLAN  
(WARWICK PROPERTIES LLC)  
**PROJECT LOCATION:** OFF TEMPLE HILL RD (NYS ROUTE 300)  
SECTION 35 - BLOCK 1 - LOT 28  
**PROJECT NUMBER:** 11-14  
**DATE:** 10 OCTOBER 2012  
**CONSULTANT:** PIETRZAK & PFAU ENGINEERING & SURVEYING  
**PLAN DATE:** PLANS REVISED 07-19-12  
**DESCRIPTION:** THE APPLICATION PROPOSES A 272-UNIT MULTI-FAMILY RESIDENTIAL  
DEVELOPMENT (186 TOTALLY-AFFORDABLE SENIOR CITIZEN HOUSING  
UNITS + 84 WORKFORCE HOUSING UNITS + 2 CARETAKER  
APARTMENTS) ON A TOTAL OF 19.5 +/- ACRES. THE PLAN WAS  
PREVIOUSLY REVIEWED AT THE 14 SEPTEMBER 2011, 9 NOVEMBER 2011  
AND 8 AUGUST 2012 PLANNING BOARD MEETINGS.

1. This review is made as an update to prior reviews, with the significant change being the Town Board's adoption of revisions to Section 300 of the Town Code (Zoning). The code change effected the zoning of the project, permissible uses and bulk requirements.
2. The project is located in the R-5 zoning district of the Town and the Historic Corridor. The proposed Totally Affordable Senior Housing and Workforce Housing are permitted per the respective overlay districts. Both uses require a Special Permit from the Town Board. Some bulk table corrections are required (I will go over these with the applicant).
3. The applicant is before the Board provide an update and (presumably) to request a Public Hearing from the Planning Board on the site plan.
4. We will continue our detailed review of the plans in preparation for the Public Hearing.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

LEGAL NOTICE

**FILE COPY**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF  
NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC  
HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on  
October 24, 2012 at 7:30 P.M. on the approval of the proposed

Site Plan and

~~TEMPLE HILL APARTMENTS -~~

272 multi-fa

ousing and workforce

housing) (I

198 Cables  
Cost  
\$ 213.00

TEMPLE HILL ROAD (Tax

Map #Sec

he proposed project is on file and

may be i

, Town Hall, 555 Union Avenue,

New W

Date: October 9, 2012

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

**TOWN OF NEW WINDSOR**  
**REQUEST FOR NOTIFICATION LIST**

CHECKED BY NICOLE: NP

DATE: 10/9/12 PROJECT NUMBER: ZBA# \_\_\_\_\_ P.B. # 11-14

APPLICANT NAME: TEMPLE HILL APARTMENTS

PERSON TO NOTIFY TO PICK UP LIST:

TRACIS EWALD

TELEPHONE: 294-0606

TAX MAP NUMBER: SEC. 35 BLOCK 1 LOT 28  
SEC. \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_  
SEC. \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

PROPERTY LOCATION: 324 TEMPLE HILL ROAD  
NEW WINDSOR, NY 12553

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) XXX

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) XXX

AGRICULTURAL DISTRICT:  
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT) \_\_\_\_\_

❖ ❖

NEW WINDSOR ZONING BOARD \_\_\_\_\_

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT \_\_\_\_\_

❖ ❖

AMOUNT OF DEPOSIT: 0 CHECK NUMBER: 0

TOTAL CHARGES: \_\_\_\_\_

# PLANNING BOARD

TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

Appl No:11-14

File Date:08/19/2011

SEC-BLK-LOT:35-1-28-0

Project Name:TEMPLE HILL APARTMENTS

Type:3

Location: 324 TEMPLE HILL ROAD, NEW WINDSOR, NY 12553

Owner's Name:TEMPLE HILL REALTY, LLC

Phone:

Address:27 WATER WAY, NEWBURGH, NY 12550

Applicant's Name:WARWICK PROPERTIES, LLC

Phone:(845) 986-7012

Address:2 LIBERTY COURT, WARWICK, NY 10990

Preparer's Name:PIETRZAK & PFAU

Phone:(845) 294-0606

Address:262 GREENWICH AVENUE, GOSHEN, NY 10924

Proxy/Attny's Name:

Phone:

Address:

Notify:JOSEPH J. PFAU

FAX:294-0610

Phone:(845) 294-0606

Size:

Acreage

Zoned

Prop-Class

Stage

Status

18.500

R-4

0

0

Printed-on

Schl-Dist

Sewr-Dist

Fire-Dist

Light-Dist

10/09/2012

Appl for:78- WORKFORCE HOUSING UNITS AND 182 TOTALLY AFFORDABLE  
SENIOR CITIZEN HOUSING UNITS.

WORKFORCE BED ROOMS:(1)BR UNIT=63,(2)BR UNIT=12,(3)BR UNIT=3

SENIOR DEC ROOMS:(1)BR UNIT=180,(2)BE SUPERS APTS=2

TOTAL OF 260 UNITS

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/08/2012

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS

APPLICANT: WARWICK PROPERTIES, LLC

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
07/27/2012	FIRE	08/08/2012	APPROVED ✓
07/26/2012	NYS PARKS, REC, HISTORICAL		- FROM THE RESULTS OF THE ARCH REPORT
07/25/2012	HIGHWAY	/ /	
07/25/2012	SEWER / WATER	/ /	
07/25/2012	911	/ /	
08/26/2011	FIRE	08/26/2011	DISAPPROVED
	. BARNEY MET WITH PFAU AND TALKED ABOUT EVERYTHING THAT HAD TO		
	. CHANGE ON THE PLANS. ONCE WE RECIEVE REVISED PLANS WITH THE		
	. CORRECTIONS, THERE WILL BE ANOTHER REVIEW.*		
08/26/2011	HIGHWAY	09/12/2011	DISAPPROVED
	. IF THIS IS GOING TO BE A TOWN OF NEW WINDSOR ROAD, MORE		
	. SPECIFICATIONS ARE NEEDED.		
08/26/2011	SEWER / WATER	09/14/2011	DISAPPROVED
	. NEEDS WATER AND SEWER UTILITY DETAIL PLAN TO REVIEW.		
08/26/2011	911	09/13/2011	DISAPPROVED
	. CONCEPTUAL PLANS NOT SUITABLE FOR E-911 NUMBERING, SITE		
	. LAYOUT ACKWARD TO NUMBER FOR E-911 AND ASSIGNED ADDRESS		
	. WOULD NOT MEET U.S. POST OFFICE SCHEME.		

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO:** Jennifer Gallagher, Building Inspector

**FROM:** Tom Lucchesi , Asst. Fire Inspector

**SUBJECT:** PA 2012-537  
286 Temple Hill Rd  
SBL: 35-1-65

**DATE:** July 27, 2012

**Fire Prevention Reference Number: FPB-12-28**

A review of the above referenced plan has been conducted and is approved.



## New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation  
Peebles Island, PO Box 189, Waterford, New York 12188-0189  
518-237-8643  
www.nysparks.com

Andrew M. Cuomo  
Governor

Rose Harvey  
Commissioner

August 27, 2012

Mark J. Edsall, P.E., P.P  
Planning Board Engineer  
Town of New Windsor  
55 Union Avenue  
New Windsor, NY 12553

Dear Mr Edsall:

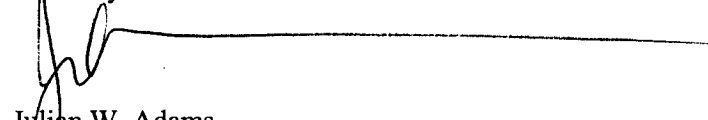
Re: DOT/OPRHP  
Temple Hill Apartments  
New Windsor, Orange Co.  
12PR03316

The Division for Historic Preservation (DHP) of the New York State Office of Parks, Recreation and Historic Preservation has received your submission for the proposed Temple Hill Apartments in the Town of New Windsor. Since this project requires a permit from the New York State Department of Transportation, we have reviewed the materials under the provisions of 14.09 of the New York State Historic Preservation Act of 1980.

Since the new construction will be located across from non-historic structures of the New Windsor Cantonment and any visibility will be lessened through the change in grade and the planted screenings agreed to through the Town's consultation with Jim Hall, Executive Director of the Palisades Interstate Park Commission, the DHP has no concerns with any potential visual impacts to historic resources. However, there remains the possibility of archeological resources in the project area. Douglas Mackey of our archeological unit has prepared Archeological Comments, which I have attached. He is requesting a Phase I survey of the area to identify any potential archeological resources.

Thank you for your submission. If anyone has any questions, please call either me at 518 237-8643, ext. 3271 or Douglas Mackey at ext 3281.

Sincerely



Julian W. Adams  
Historic Sites Restoration Coordinator, NYSOPRHP  
Cc : Edwina Belding, EMB, OPRHP



**ARCHEOLOGY COMMENTS**  
**12PR03316**

Based on reported resources, there is an archeological site in or adjacent to your project area. Therefore the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Phase 1 archeological survey is warranted for all portions of the project to involve ground disturbance, unless substantial prior ground disturbance can be documented. If you consider the project area to be disturbed, documentation of the disturbance will need to be reviewed by OPRHP. Examples of disturbance include mining activities and multiple episodes of building construction and demolition.

A Phase 1 survey is designed to determine the presence or absence of archeological sites or other cultural resources in the project's area of potential effect. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archeologist should be retained to conduct the Phase 1 survey. Many archeological consulting firms advertise their availability in the yellow pages. The services of qualified archeologists can also be obtained by contacting local, regional, or statewide professional archeological organizations. Phase 1 surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best product.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land. Agricultural activity is not considered to be substantial ground disturbance and many sites have been identified in previously cultivated land.

Please also be aware that a Section 233 permit from the New York State Education Department (SED) may be necessary before any archeological survey activities are conducted on State-owned land. If any portion of the project includes the lands of New York State you should contact the SED before initiating survey activities. The SED contact is Christina B. Rieth and she can be reached at (518) 402-5975. Section 233 permits are not required for projects on private lands.

If you have any questions concerning archeology, please contact Douglas Mackey at (518) 237-8643. ext 3291

REGULAR ITEMS:

TEMPLE HILL APARTMENTS SITE PLAN (11-14)

MR. GALLAGHER: First regular item tonight is Temple Hill Apartments Site Plan, Temple Hill Road. The application proposes 172 unit multi-family residential development 188 totally affordable senior citizen housing units and 84 work force housing units on a total of 18 and a half acres. The plan was previously reviewed on September 14, 2011, November 9, 2011 planning board meetings.

MR. PFAU: Good evening, my name is Joe Pfau from Pietrzak & Pfau. Just we're here tonight just to give the board a quick update on the project. As you probably are aware, we're requiring a zone modification from the town board and we're still waiting on that. But we have at our own risk been developing plans. Our SWPPP we've had numerous reviews with outside agencies already, we've sign-offs from Palisades Park Fish and Wildlife, we've made some admissions to DOT, we've worked with Mark's office and have finalized our SWPPP. And as I said, we got full 19 sheet set and really just here tonight to ask if we can have Mark continue with the technical review, fully knowing it's at our own risk so we can wrap that up so when things do happen with the town board hopefully we can move along rather quickly cause we do have the state funding that we're trying to get.

MR. VAN LEEUWEN: I don't see any problems there.

MR. GALLAGHER: I know you guys did the traffic study. Anything on the signal?

MR. PFAU: Well, we're, I don't believe there's a signal going in right as part of our project but there's a, I believe when the full buildout of the project is complete the adjacent development--

MRS. GALLAGHER: Patriot Bluff.

MR. PFAU: -- Patriot Bluff, that's when the DOT will be considering it. But we've made submissions. There's going to be turn lanes. There are going to be some upgrades to the intersection which I can, I don't have that plan with me tonight, I wasn't really prepared to talk about that but we're working with the DOT and we should be getting some responses back from

2 pgs  
\$14

them shortly.

MR. GALLAGHER: Do you have anything else on this?

MR. EDSALL: Just as an update for the board to show that they have been active working on some technical issues, one of the most difficult portions of any site development plan at this juncture in our history is dealing with storm water just because of the new storm water regulations. Joe's office made I believe two or three revision submittals and they have worked it down to the point where there's one minor note that needs to be added to the plan. So in effect, the storm water pollution prevention plan is in acceptable form which is a terrific amount of progress to make the second issue which is important and has been referred, is a referral package to the New York State Office of Parks, Recreation and Historic Preservation. That package went up so that agency can review this proposed development given its proximity to the historic site and the Purple Heart Museum. So that's in the works, that went up in I think the third week off July so that's moving so--

MR. GALLAGHER: They usually have a pretty quick turn around or are they slow?

MR. EDSALL: It takes some time but they're familiar with the project because of the fact that there are other state agencies involved in the funding aspects. So I had the request at the workshop if they can come in and just update the board on where they're at. I thought it wouldn't be a bad thing for the board to hear some of the progress and we have no problem continuing to work with them on technical issues as long as they understand it's all subject to zoning changes.

MR. GALLAGHER: Anybody from the board have anything else? Anything else?

MR. PFAU: No, appreciate it.



# PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

October 9, 2012

RECEIVED

OCT 10 2012

PIETRZAK & PFAU

Julian W. Adams, Historic Sites Restoration Coordinator  
NYSOPRHP  
Division of Historic Preservation  
Peebles Island  
P.O. Box 189  
Waterford, NY 12188-0189

Re: DOT/OPRHP  
Temple Hill Apartments  
New Windsor, Orange Co.  
12PR03316  
P&P No. 11115.01

Dear Mr. Adams:

In reference to your letter dated August 27, 2012 to Mark J. Edsall, P.E., P.P., enclosed please find one (1) copy of the Phase I Archeological Investigation prepared by Tracker Archeology Services, Inc.

Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Travis B. Ewald, P.E.

TBE/tmp  
enc.

cc: Town of New Windsor P.B., w/enc.  
Mark Edsall, P.E., P.P., w/enc.



Andrew M. Cuomo  
Governor

Rose Harvey  
Commissioner

## New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation  
Peebles Island, PO Box 189, Waterford, New York 12188-0189  
518-237-8643  
www.nysparks.com

August 27, 2012

Mark J. Edsall, P.E., P.P.  
Planning Board Engineer  
Town of New Windsor  
55 Union Avenue  
New Windsor, NY 12553

Dear Mr Edsall:

Re: DOT/OPRHP  
Temple Hill Apartments  
New Windsor, Orange Co.  
12PR03316

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Thank you for your submission. If anyone has any questions, please call either me at 518 237-8643, ext. 3271 or Douglas Mackey at ext 3281.

Sincerely

Julian W. Adams  
Historic Sites Restoration Coordinator, NYSOPRHP  
Cc : Edwina Belding, EMB, OPRHP

**ARCHEOLOGY COMMENTS**  
**12PR03316**

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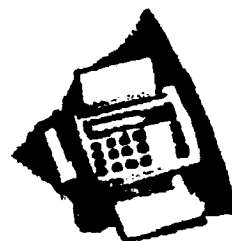
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If you have any questions concerning archeology, please contact Douglas Mackey at (518) 237-8643, ext 3291



# Fax



Subject: ADDITIONAL INFO FOR TEMPLE HILL APARTMENT  
Date: 8/20/12 SITE PLAN PB # 11-14

To: NYS OFFICE OF PARKS, REC & HISTORICAL PRESERVATION  
Phone Number: 518-237-8643  
Fax Number: 518-233-9049

From: TOWN OF NEW WINDSOR PLANNING BOARD  
Phone Number: 845-563-4618  
Fax Number: 845-563-4618

Comments:

- \* FOLLOW-UP TO LETTER DATED 7/26/12 & TO  
SUPPLEMENT THE SUBMITTAL.
- \* PLANNING BOARD # 11-14
- \* # OF PAGES INCLUDING COVER 4

IF YOU HAVE ANY QUESTIONS PLEASE  
FEEL FREE TO CONTACT ME.

NICOLE PELESHUCK,  
SECRETARY TO PLANNING BOARD

TRANSMISSION VERIFICATION REPORT

TIME : 08/20/2012 15:33

DATE, TIME	08/20 15:26
FAX NO./NAME	815182339049
DURATION	00:01:38
PAGE(S)	04
RESULT	OK
MODE	STANDARD





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

20 August 2012

New York State Office of Parks, Recreation  
and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island  
P.O. Box 189  
Waterford, New York 12188-0189

SUBJECT: TEMPLE HILL APARTMENTS SITE PLAN  
NEW WINDSOR PLANNING BOARD NO. 11-14


To Whom it May Concern:

As a follow-up to my letter dated 7/26/2012 and to supplement the submittal, attached please find letters from James F. Hall of the Palisades Interstate Park Commission in connection with the subject application.

We are hopeful that this will assist you with your continued review.

We look forward to your input in this matter.

Very truly yours,  
TOWN OF NEW WINDSOR PLANNING BOARD



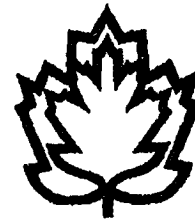
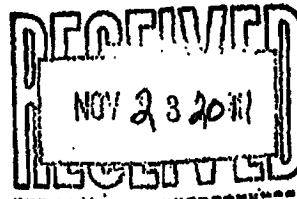
Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW11-14-NYSPRHP-08-20-2012.doc

Palleades Interstate Park Commission  
Administration Building  
Bear Mountain, NY 10911-0427  
Tel: 845-786-2701  
Fax: 845-786-2776

James F. Hall  
Executive Director

Kevin J. Collins, President  
David H. Mortimer, Vice President  
Barnabas McHenry, Secretary  
Philip H. White, Treasurer  
James E. Hanson II  
Samuel F. Pryor, III  
David J. Kasparian  
Keith J. Cornell  
Howard G. Seltz  
S. Lloyd Tulp



November 22, 2011

1111501

Joseph J. Pfau, P.E.  
Pietrzak & Pfau  
262 Greenwich Ave., Suite A  
Goshen, NY 10924

Re: Temple Hill Apartments  
Town of New Windsor  
P&P No. 11115.01

Dear Mr. Pfau:

This is in response to your letter of November 3, 2011 regarding the proposed Temple Hill Apartments in the Town of New Windsor. I have reviewed the plans dated 11/2/11 for potential visual impacts to Purple Heart Hall of Honor Museum (Hall). Based upon the review of the plans and our site visit, I believe the visual impacts to the Hall are diminished by the drop in grade to the property in question. Additionally, the remaining visual impacts of the proposed structures can be mitigated by on site and if needed off site (on Hall property) plantings.

Thank you for seeking our comments on the visual impact of this project and I look forward to working with you on the screening plantings should this project move forward.

Sincerely,

  
James Hall

Palisades Interstate Park Commission  
Administration Building  
Bear Mountain, NY 10911-0427  
Tel: 845-786-2701  
Fax: 845-786-2776

James F. Hall  
Executive Director

Kevin J. Collins, President  
David H. Mortimer, Vice President  
Barnabas McHenry, Secretary  
Philip H. White, Treasurer  
James E. Hanson II  
Samuel F. Pryor, III  
David J. Kasparian  
Keith J. Cornell  
Howard G. Seltz  
S. Lloyd Tulp



January 17, 2012

Joseph J. Pfau, P.E.  
Pietrzak & Pfau  
262 Greenwich Ave., Suite A  
Goshen, New York 10924

Re: Temple Hill Apartments  
Town of New Windsor  
P&P No. 11115.01

Dear Mr. Pfau:

This is to supplement my letter of November 22, 2011 regarding the proposed Temple Hill Apartments in the Town of New Windsor. I have reviewed the plans dated 1/10/12 for potential visual impacts to The National Purple Heart Hall of Honor Museum (Hall). Based upon the review of the plans and the addition of the double row of white pine evergreen trees, I believe the visual impacts to the Hall should be properly mitigated with the placement of these trees and by the drop in grade to the property in question.

Thank you for seeking our comments on the visual impact of this project and I look forward to working with you on the screening plantings should this project move forward.

Sincerely,

James F. Hall

TEMPLE HILL APARTMENTS SITE PLAN (11-14)

MR. ARGENIO: Last on tonight's agenda Temple Hill Apartments site plan. Again Joe Pfau, Mr. Mandelbaum I see is here. I can tell the other members that there's been some discussions on Mr. Mandelbaum's property with him and myself and Supervisor Green and we talked about the through road and blah, blah, blah. I'll turn it over to Joe and Mr. Mandelbaum, let them tell you why we're here tonight.

MR. PFAU: We were here a few months ago with a layout plan, site plan to show this board and there were some comments and some additional information that the board wanted to see. We have since completed topographic survey, done wetlands delineations and we're wanting to come back in front of this board to show the layout modifications that we have made since our last meeting.

MR. ARGENIO: Can you point to them specifically, Joe, cause I don't have the old plan memorized?

MR. PFAU: The largest issue that the board had was you wanted us to show where the proposed road ending for Patriot Bluff is in relationship to our property and the actual piece of property that was going to be dedicated to the town so you could see how the roadway would connect for a through road.

MR. ARGENIO: So we have that.

MR. PFAU: That's been shown on here. The other really there's really two other main changes we originally had three buildings of work force housing and we're converting them to two buildings with the same number of units. And the final change is we had moved, we have a wetland area in the southern corner of the property where we originally thought of placing a building, we have now shifted that building more to the west, all same number of units, same number of parking, the town road through road has not changed, we have submitted this, we have also met with the fire department on this plan. They made minor comments which we have addressed so we'll be expecting a letter from them and that's pretty much the changes that we have made since the last time.

MR. ARGENIO: Has the count changed?

5 pgs  
\$ 35.00

MR. PFAU: No, absolutely not.

MR. EDSALL: From 260 to 266 from the original plan.

MR. ARGENIO: What about the discussion that we had had about trying to get over to Continental Manor?

MR. MANDELBAUM: We did not talk to Continental Manor but if you want to set up a meeting we'd be happy to. If I was Continental Manor, I wouldn't want a through road going to my private complex but having said that, through discussion it's up to you guys. The thought also came about because I know a lot of complaints from Continental Manor is coming out of their complex so the thought was our entrance here, the thought was to put a traffic light so now once there's a red light here the people in Continental Manor can make a left and get out, right now they have a hard time getting out.

MR. ARGENIO: So what you're saying is Mark follow me on this is that the red light at your facility will create a surge in the traffic and help them to get out of their place?

MR. MANDELBAUM: Absolutely, and I think also it's such a heavy, most people are having a hard time getting out of anywhere and I think but I have no problem providing a traffic light if the board wishes.

MR. GALLAGHER: Your entrance, is it going up the hill that you're proposing or is it before you start to go up the hill?

MR. MANDELBAUM: It's right on the top.

MR. PFAU: Right before Purple Heart, right where the existing driveway for the house is right now it's right in that location which is the best location.

MR. MANDELBAUM: We looked at that location further down but this is the best you see from both directions.

MR. PFAU: The last meeting we were at the board discussed about having the town's traffic consultant take a look at this, you know, in conjunction.

MR. EDSALL: We have retained, we have reserved the town's normal consultant to review your normal submittal.

MR. ARGENIO: What's the process with the intersection with the state and the signal?

MR. EDSALL: Well, obviously they need to have an application, they need to have a design, they need to have a traffic study that would be reviewed both on behalf of the town.

MR. ARGENIO: Phil Greeley would be doing the reviewing portion.

MR. EDSALL: For you it will also go to the DOT, DOT will review it, obviously Phil will share with the DOT desires and input of the town as will I, if in fact the location meets warrants then Jonah indicates he supports and is willing to put in a signal then it's pretty straightforward, the DOT would approve it. If it doesn't meet warrants it becomes a matter of usual situation.

MR. ARGENIO: In my wildest fantasy I can't imagine it.

MR. EDSALL: Especially because this becomes an alternate road to avoid and alleviate some of the traffic on Five Corners so I can't imagine in my wildest dreams with all the roads that are being involved that are being benefited by state roads that the state wouldn't look favorably on those but that will create breaks in the through traffic flow as Jonah indicated to help existing left turns especially.

MR. ARGENIO: Where is Continental Manor up in here?

MR. EDSALL: Down at the bottom.

MR. ARGENIO: I don't know why they can't connect their parking lot road up through RPA unless it's wetlands.

MR. GALLAGHER: It's wetlands.

MR. PFAU: There's on this property my recollection there's a wetlands.

MR. GALLAGHER: That's Washington Green.

MR. MANDELBAUM: I'll be happy to sit with them.

MR. ARGENIO: I'm just trying to make sure we have an opportunity coming together here and I have been seeing

this for 15 years since I've been on this board, Henry's seen it more years than he cares to admit and this thing is where this link is going to happen and I want to make sure that it's done right.

MR. EDSALL: If I can make a suggestion to the applicant, I think the longest lead element you're going to run into on this application is clearly going to be DOT so you really should take the traffic aspect and take it out of sequence, do it first because you've got enough information just because of the configuration of the roads to do it.

MR. ARGENIO: If you're committed Mr. Mandelbaum to the project I don't know what your status is.

MR. MANDELBAUM: Of course I am.

MR. ARGENIO: I can assume it based on your history.

MR. MANDELBAUM: Absolutely.

MR. EDSALL: Land transfer took three years, a land transfer of state DOT unused parking lot property took three years with the supervisor pushing it.

MR. MANDELBAUM: I have to use my gun, Bazooka wasn't big enough.

MR. EDSALL: So get your big guns out and get started is what we're telling you.

MR. ARGENIO: Let's get focused, come on, it's late, it's late. Joe, what are you looking for?

MR. PFAU: We want to get the board's blessing on modifications because we're going to be doing things like the traffic and start our studies.

MR. ARGENIO: Do you need any variances for this plan as it stands?

MR. EDSALL: There's a memo in the Planning Board's file that I requested from the attorney for the town to give the members the essence. One of two things has to happen and the applicant has to decide which way and proceed at their own decision and risk, either they need to go to the zoning board for a variance or they need to hope that as part of the zoning amendments that are currently in process with the town board that more

flexibility will be added to the code. As the plan currently stands, it needs one of those two directions of relief.

MR. MANDELBAUM: Having said that, I will proceed in my own risk, I know there's no commitment for anything here and I will proceed, put on record I will proceed at my own risk.

MR. ARGENIO: Thank you for taking the suggestions of Mark putting the lot in front of this thing, I think it's very important. Do we have, what else do they have to do, do you have anymore?

MR. BROWN: This is not the final plan.

MR. ARGENIO: This is him saying I used my concept, this is my new concept, it's similar to the old one, I still have your link, what do you guys think?

MR. FERGUSON: I was just wondering because I didn't see the dumpster locations.

MR. ARGENIO: No, we're going to get more detail, this is conceptual.

MR. GALLAGHER: Nothing.

MR. MANDELBAUM: We'll start going full blown engineering and really make a living and let him make a living so we can really go to town, get all the consultants started on it right away.

MR. VAN LEEUWEN: I have no problem with it.

MR. ARGENIO: I don't think it's at a level of fitness where it can go to the county but I think that's a concept of something that we're okay with. Motion to adjourn?

MR. VANLEEUEWEN: So moved.

MR. BROWN: Second it.

ROLL CALL

MR. FERGUSON	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE





RESULTS OF P.B. MEETING OF: AUGUST 8, 2012

PROJECT: TEMPLE HILL APTS SITE PLAN P.B. # 11-14



**LEAD AGENCY:**

AUTHORIZE COORD. LETTER: Y      N       
TAKE LEAD AGENCY: Y      N     

**NEGATIVE DEC:**

M)      S)      VOTE: A      N       
CARRIED: Y      N     

M)      S)      VOTE: A      N       
CARRIED: Y      N     

**PUBLIC HEARING:** WAIVED:              CLOSED:             

M)      S)      VOTE: A      N      SCHEDULE P.H.: Y      N     

SEND TO O.C. PLANNING: Y       
SEND TO DEPT. OF TRANSPORTATION: Y     

REFER TO Z.B.A.: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: Y      N     

**APPROVAL:**

M)      S)      VOTE: A      N      APPROVED:                     

NEED NEW PLANS: Y      N     

**CONDITIONS - NOTES:**

<i>No Traffic Light for Them.</i>
<i>update for board for technical requirements</i>
<i>SWPPP - is Good &amp; in acceptable form.</i>
<i>They may have turning Lanes they are</i>
<i>Working with DOT.</i>



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 AIRPORT CENTER DRIVE  
SUITE 202  
NEW WINDSOR, NEW YORK  
12553  
(845) 567-3100  
FAX: (845) 567-3232  
E-MAIL: [MHENY@MHEPC.COM](mailto:MHENY@MHEPC.COM)  
WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** TEMPLE HILL APARTMENTS SITE PLAN  
(WARWICK PROPERTIES LLC)  
**PROJECT LOCATION:** OFF TEMPLE HILL RD (NYS ROUTE 300)  
SECTION 35 – BLOCK 1 – LOT 28  
**PROJECT NUMBER:** 11-14  
**DATE:** 8 AUGUST 2012  
**CONSULTANT:** PIETRZAK & PFAU  
**DESCRIPTION:** THE APPLICATION PROPOSES A 272-UNIT MULTI-FAMILY RESIDENTIAL  
DEVELOPMENT (188 TOTALLY-AFFORDABLE SENIOR CITIZEN HOUSING  
UNITS AND 84 WORKFORCE HOUSING UNITS) ON A TOTAL OF 18.5 +/-  
ACRES. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 SEPT 2011  
AND 9 NOVEMBER 2011 PLANNING BOARD MEETING.

1. The project is located in the R-4 zoning district of the Town and the Historic Corridor. The proposed senior housing is allowable as a Special Permit Use from the Town Board; however, the workforce housing is currently not permitted under zoning in this area or as an accessory to the senior housing. Zoning amendments for this issue are still pending before the Town Board.

The applicant is before the Board to discuss the latest layout revisions and status of various outside agency applications.

2. The applicant prepared a draft SWPPP and our office issued comments on 6/14/12. These were addressed and on 7/23/12 we accepted the SWPPP with the requirement to add one note to the plan.
3. A submittal package was forwarded to the NYS Office of Parks, Recreation and Historic Preservation on 7-26-2012 given the site proximity to the adjoining Purple Heart Hall of Honor and historic site. A response is pending.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st  
NW11-14-08Aug2012.doc

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO: Jennifer Gallagher, Building Inspector**

**FROM: Tom Lucchesi , Asst. Fire Inspector**

**SUBJECT: PA 2012-536  
286 Temple Hill Rd  
SBL: 35-1-65**

**DATE: July 27, 2012**

**Fire Prevention Reference Number: FPB-12-27**

A review of the above referenced plan has been conducted and is approved.



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

26 July 2012

New York State Office of Parks, Recreation  
and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island  
P.O. Box 189  
Waterford, New York 12188-0189

TNW  
FILE

SUBJECT: TEMPLE HILL APARTMENTS SITE PLAN  
NEW WINDSOR PLANNING BOARD NO. 11-14

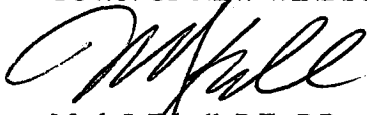
To Whom it May Concern:

The Town of New Windsor Planning Board has received an application in the Historic District of the Town in proximity to State park properties. The Planning Board has determined that it is appropriate that application information be forwarded to interested parties for review and comment. In general, the project involves a multi-family residential complex for Senior and Workforce Housing, with related site improvements.

Enclosed herewith please find information in connection with the subject application before the Board. We would appreciate your review and response to the Board at your earliest convenience.

We look forward to your input in this matter.

Very truly yours,  
TOWN OF NEW WINDSOR PLANNING BOARD



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer



**PIETRZAK & PFAU**

ENGINEERING & SURVEYING, PLLC

May 24, 2012

Genaro Argenio, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Re: Temple Hill Apartments  
Tracking No. PA2011-257  
P&P No. 11115.01

Dear Mr. Argenio:

In reference to the above project, enclosed please find two (2) copies of the site plan and two (2) copies of the SWPPP. The owner would like to proceed with technical review of this project.

Should you have any questions or require anything further, please do not hesitate to contact our office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Travis B. Ewald, P.E.

TBE/tmp  
encs.  
cc: J. Mandelbaum

11115 pb submission ltr 2012-05-24

**11-14**

**RECEIVED MAY 24 2012**

Passaic Interstate Park Commission  
Administration Building  
Bear Mountain, NY 10911-0427  
Tel: 845-786-2701  
Fax: 845-786-2776

James F. Hall  
Executive Director

Kevin J. Collins, President  
David H. Mortimer, Vice President  
Barnabas McHenry, Secretary  
Philip H. White, Treasurer  
James E. Hanson II  
Samuel F. Pryor, III  
David J. Kasparian  
Keith J. Cornell  
Howard G. Seltz  
S. Lloyd Tulp



January 17, 2012

111501

Joseph J. Pfau, P.E.  
Pietrzak & Pfau  
262 Greenwich Ave., Suite A  
Goshen, New York 10924

Re: Temple Hill Apartments  
Town of New Windsor  
P&P No. 11115.01

Dear Mr. Pfau:

This is to supplement my letter of November 22, 2011 regarding the proposed Temple Hill Apartments in the Town of New Windsor. I have reviewed the plans dated 1/10/12 for potential visual impacts to The National Purple Heart Hall of Honor Museum (Hall). Based upon the review of the plans and the addition of the double row of white pine evergreen trees, I believe the visual impacts to the Hall should be properly mitigated with the placement of these trees and by the drop in grade to the property in question.

Thank you for seeking our comments on the visual impact of this project and I look forward to working with you on the screening plantings should this project move forward.

Sincerely,

  
James F. Hall

**RECEIVED**

JAN 20 2012

**BUILDING DEPARTMENT**



RESULTS OF P.B. MEETING OF: November 9, 2011

PROJECT: Temple Hill Apartments P.B. # 11-14



**LEAD AGENCY:**

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y ☐ N ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐

TAKE LEAD AGENCY: Y ☐ N ☐

CARRIED: Y ☐ N ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐

CARRIED: Y ☐ N ☐

**PUBLIC HEARING:** WAIVED: ☐ CLOSED: ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐ SCHEDULE P.H.: Y ☐ N ☐

SEND TO O.C. PLANNING: Y ☐

SEND TO DEPT. OF TRANSPORTATION: Y ☐

REFER TO Z.B.A.: M) ☐ S) ☐ VOTE: A ☐ N ☐

RETURN TO WORK SHOP: Y ☐ N ☐

**APPROVAL:**

M) ☐ S) ☐ VOTE: A ☐ N ☐ APPROVED: ☐

NEED NEW PLANS: Y ☐ N ☐

**CONDITIONS - NOTES:**

Layout Modifications. / the proposed connection of the Roadway is now shown.
260 to 266
They did meet with Sire.
* Traffic light at there intersection. is being proposed. right before Purple Heart.
* Traffic study / DOT
* memo from town attorney? I need

September 14, 2011

28

MR. ARGENIO: Thank you for coming in.

TEMPLE HILL APARTMENTS SITE PLAN (11-14)

MR. ARGENIO: Next is Temple Hill Apartment site plan,

9 pgs  
\$63 -



Warwick Property. Application proposes 260 unit multi-family residential development 182 totally affordable senior citizen housing units on an 18 1/2 acre lot. The plan was reviewed on a concept basis only. Go ahead, Mr. Pfau, I see Joe Pfau here in front of the board.

MR. PFAU: Good evening. As discussed with the early application Patriot Bluff this property does sit directly to the west of the project. You can see that on the location map. If you take a look at the property layout on the plan that you have in front of you, if you look to the easterly side of the property you'll see a pie shaped area right here, that is actually the lot that they were speaking of as far as that pie shaped lot that's proposed to be dedicated to the town. Our proposed road is coming in and then a cul-de-sac is probably right in here someplace.

MR. ARGENIO: Joe, what we're looking at is the fact that it didn't appear based on the drawing that I had.

MR. GALLAGHER: To line up.

MR. ARGENIO: Exactly, what your road proposal was going to line up with RPA's plan but now that you're pointing out the right-of-way which I assume you checked and it's right?

MR. PFAU: Yes.

MR. ARGENIO: Go ahead.

MR. VAN LEEUWEN: We've got to make it fit.

MR. ARGENIO: It's gonna happen.

MR. PFAU: Mr. Shaw gave us copies of plans, that's how we verified that we're on the same data as far as our topo and utilities and all that. So our proposal and it's a concept plan we're doing our aerial flights, couple small pockets of wetlands on the site but the general concept proposed town road up Temple Hill Road to the back of the property, this will be a dedicated road which will be part of the connector road and then the project is proposed to basically be broken up into two projects. On the northern side of the proposed town road, we're going to be looking for a work force housing overlay from the town board. Our proposal is for three work force buildings and they'll be

specifically for work force veterans and special needs, those are going to be the three uses for the work force housing. Three building 26 units in each building, 21 one bedroom units, four, 2 and one 3 bedroom unit, the southern side of the proposed town road we're going for a totally affordable senior citizen housing overlay zone. This is a proposal for four separate buildings, it will be broken into two phases, two separate lots built in two separate phases, 90 units in each for a total of 180 for the seniors, total number of units 78 work force housing type units and 180 plus two super's for the senior citizens housing for a total of 260. We're providing one space per unit in the totally affordable senior citizen housing portion and two spaces per unit in the work force housing side. The work force housing will have a recreation component, we don't have a detail on this plan yet but that will be part of it. The senior citizen housing will also have a series of gazebos and barbecue areas as well and our utilities we're anticipating that we're going to be collecting our sewer from either down on Temple Hill Road there's a private road down in this area here or potentially obtaining easement from the Continental Manor. The water will be taken out to Temple Hill Road and I'm assuming will be looped through the Patriot Bluff project and the storm water will be treated on site.

MR. ARGENIO: Can I ask you a question? You sat here tonight and you heard Mr. Lockwood stand up and speak that arguably could it be possibly 20 trips a day into that 3,000 square foot building, Mark, could it be 20 trips?

MR. EDSALL: Depends what type of medical office but--

MR. ARGENIO: Could it be 40?

MR. EDSALL: Yeah, that's about it.

MR. ARGENIO: The last application that was here was across from Mertes Lane, just went to zero lot lines.

MR. EDSALL: Covington.

MR. GALLAGHER: Right next to Continental Manor.

MR. ARGENIO: Covington was here and they went, Henry, I don't know if you were at the meeting, may not have been, but they came and they had approval but they

wanted to do zero lot lines because it's appealing and they said it's more marketable, town gets more revenue, no site plan changes, we had a public hearing, I'm not going to say we had a full house, Mark, but would you say there was a few people here?

MR. EDSALL: Bunch of people here.

MR. ARGENIO: Pretty much all the comments were traffic related pretty much. There was some, I'm not going to call them irate citizens from Continental Manor, but some of them were.

MR. VAN LEEUWEN: Ticked off.

MR. ARGENIO: They were not thrilled. I think some of them didn't understand what we were there for that night, we were there for the zero lot line, not for the site plan approval, site plan approval they acquired on a previous date, now you have a lot of units here. What are you proposing?

MR. PFAU: As far as improvements?

MR. ARGENIO: How are you going to get out to Temple Hill Road with that many units?

MR. GALLAGHER: Where is the dump off compared to Continental Manor?

MR. PFAU: I'm not quite sure.

MR. GALLAGHER: Continental?

MR. PFAU: Continental Manor's down south.

MR. GALLAGHER: There's a couple residences.

MR. PFAU: Two or three more residences and then our property, actually an existing house, it's a property just prior to the Purple Heart Museum. It's a private road that's right here, that's right here.

MR. EDSALL: This is just south of the Purple Heart property.

MR. PFAU: That's right.

MR. GALLAGHER: That's a lot of cars between this and Continental Manor.

MR. BROWN: What about the historic, like on Forge Hill?

MR. ARGENIO: I don't know the proximity, I'm not sure, Howard.

MR. PFAU: We'll certainly have to deal with that, we have already sent out our application to SHPPPO.

MR. GALLAGHER: We asked Covington Estates to do it.

MR. BROWN: It's right next to the Encampment.

MR. EDSALL: Look at the plan, New York State is to the north.

MR. PFAU: Next property up is the park.

MR. ARGENIO: So yeah, they'll be certainly notified and they'll probably be subject to.

MR. CORDISCO: This actually makes this a Type I action, we have to circulate for lead agency.

MR. ARGENIO: Because of the location?

MR. CORDISCO: Yes.

MR. ARGENIO: And they need, and he needs relief from zoning, does he not Mark?

MR. EDSALL: The town board is going to act to allow the next that he's proposing or he will need a variance.

MR. ARGENIO: Back to the original question, you know the question, please don't dance around it, do me the service of not dancing around it, how are you going to get out onto Temple Hill Road? Just going to be careful?

MR. PFAU: No, we're going to have to have a traffic engineer take a look see, I certainly at this time I'm not qualified to tell you exactly.

MR. ARGENIO: That's a very reasonable answer.

MR. PFAU: I could tell you that the site distance is very good in front of our property so that particular

issue--

MR. VAN LEEUWEN: Sight distance is good.

MR. ARGENIO: That's good news. And Joe, I say it because there's going to be public hearings associated with this and I'm telling you the last, pick a number, two, three, four, five, applications that have come through here on that corridor traffic is always, always an issue. And the answer, Mark had the right answer tonight with the guy with the medical building 3,000 square foot typically it's not a tremendous impact but the cumulative effect of ten of them makes a different, well, you have ten of them right here.

MR. PFAU: In fact, we're going to have another project utilizing this as well. Now our senior housing we won't be generating high traffic volumes during peak hours, the work force housing is a different story.

MR. ARGENIO: Agreed. Let me ask you this, the parking for the senior housing, it does or does not meet code?

MR. PFAU: It does, one space per unit.

MR. GALLAGHER: Work force buildings, how many stories are those?

MR. PFAU: They'll be three story buildings. And I believe that we do have renderings, I don't know if they're specific to this but we do have renderings that are close that we can.

MR. ARGENIO: That will be great when the time comes. Mark, the other thing I'd like to know from you or somebody at some point in time is if this link is completed I want somebody who's smarter than me to give me their best estimate of a traffic count on this road.

MR. EDSALL: I think because this is a link that exceeds the needs of both applications and is more a town wide issue we may want to talk to the town board about possibly getting an evaluation done by a traffic engineer familiar with Five Corners in the area just because I'm sure DOT is going to ask, they're going to know there's roads coming together and it's connecting two state highways so we may want to get ahead of it and speak with the supervisor about getting our traffic consultant that worked with us on several applications.

MR. ARGENIO: Talking about Phil Greeley.

MR. EDSALL: Phil Greeley generally has worked with the town on many issues.

MR. ARGENIO: He has historical data on most of the intersections in this town.

MR. EDSALL: I will reach out to him to have him consider what would be involved but I think it's something we should do.

MR. CORDISCO: And Phil, if I may add, Phil's doubly qualified here because not only can he provide the analysis regarding traffic counts but he can also provide recommendations regarding the design of this proposed town road because it's going to be a town road and there may need to be traffic calming measures brought into there.

MR. ARGENIO: That's why I asked the question.

MR. EDSALL: I'll get that discussion started with Phil and it's something that we have to look at beyond both applications.

MR. ARGENIO: Build it and they shall come, I certainly wouldn't want to build it in good faith and suddenly you have traffic backed up 20 cars deep because everybody is going around Five Corners because nobody wants to deal with a signal that's a level F service.

MR. VAN LEEUWEN: One thing we're lucky about it's all swamp on the other side, there's no dry land until you get to Mertes Lane.

MR. ARGENIO: So, Joe, what do you want from us? What else are you looking for here? You have homework to do seems to me.

MR. PFAU: Absolutely, this is a concept plan, we certainly don't want to go way, way down the road until we have the blessing of the town board as well so I suppose at some point we're looking for something from this board to report back to the town board with regards to the overlay districts.

MR. EDSALL: Generally, the planning board when there's an application for work force or senior reports as to information on their initial review but that's done

relative to the zoning law. But as we all know the current zoning law does not enable this mix nor this location so we'll really have, this is going to be a little bit backwards, you need to go to the town board first, see if the town board is going to make modifications to the zoning law. If they do, then you'd probably come back here and the planning board would know what the new provisions are and then report back cause at this point if they reported it would be, the law doesn't allow it.

MR. CORDISCO: Yeah, under the existing law, if this was a project that complied with the existing law, there would be a number of referrals back and forth between the town board and the planning board. The planning board receives the initial application, sends the initial application to the town board once it has sufficient information and asks the town board is this site suitable for this kind of use and without granting the actual special permit yet because the detailed review hasn't yet been undertaken. The town board then basically gives you an informal answer on that question, sends you back, you have been through this process before so but I'm just reiterating for the board that the town board sends it back to you, you undertake your detailed engineering review and all the procedural steps that you need to do, including acting as lead agency under SEQRA. You close out SEQRA, you know, and then you send it back to the town board and then the town board decides at that point whether or not to grant the special permit. Here you can't go fully through that process because what they're proposing you can't deem that this application to be complete because what they're asking to do--

MR. ARGENIO: It's against the law. Henry, go ahead.

MR. VAN LEEUWEN: What I would do before I would go to the town board I would sit down with the other engineer and both of you line up those roads that has to come through. Cause I'll tell you something that's one thing the town board is going to look very closely at, believe me when I tell you, I know they want a through street there no matter what.

MR. BROWN: What's the criteria for senior housing anyway, isn't it supposed to be located near public access to stores and everything?

MR. ARGENIO: It's in the overlay district, Dominic,

can you elaborate little bit for Howard's benefit? The question is what's the criteria for senior housing? My response is that it needs to be in the senior overlay district.

MR. CORDISCO: Correct, it needs to be in the overlay district and then there's a number of criteria that the town board has to apply in terms of the being near community facilities, having readily available water and sewer to service the project, being close to public transportation, all those are issues that the town board at the end of the day has to decide that this meets the criteria for.

MR. ARGENIO: There's a good point, public transportation one of the things we talked about at the other one was the fact that there is a bus stop there.

MR. CORDISCO: That's correct.

MR. ARGENIO: And that was a good thing.

MR. PFAU: When you say this application doesn't meet Town Law, it's because there's no overlay zone placed on it at this point, right?

MR. CORDISCO: No, it's because what you're proposing wouldn't even meet the requirements of the overlay in terms of the density and the mix of use between the work force housing and the senior housing.

MR. ARGENIO: Joe, in my mind at that point it all falls in the same basket at this point which is not a bad thing, just the way my mind categorizes things.

MR. VAN LEEUWEN: Take a look, very close on the through road.

MR. PFAU: I'll put a nice picture together.

MR. ARGENIO: Who maintains the boulevard entrance?

MR. PFAU: That's coming out, the fire department, that was first thing they nixed when they met with them.

MR. ARGENIO: Good.

MR. EDSALL: Highway superintendent would have gotten it if they didn't.



MR. ARGENIO: You guys got anything else on this, Harry, Danny, Henry?

MR. VAN LEEUWEN: No, I said my piece.

MR. ARGENIO: What else you got?

MR. PFAU: That's it, so I can go to the town board?

MR. ARGENIO: I don't think you need anything from us. Thank you for coming in, Joe.

MR. PFAU: Thank you.

MR. ARGENIO: I thought that those entrances didn't line up, Joe, it's important they line up, I have one scaled drawing from one applicant, one from another one, I think this is 100 scale and I was looking at, no, this is a 150 scale and I was looking at 50 scale and I couldn't see them lining up and I got a little, got my panties in a ruffle there.

MR. PFAU: I'll put the two plans.

#### DISCUSSION

MR. ARGENIO: Mark, did you have something you wanted to share with us?

# JOHN COLLINS ENGINEERS, P.C.

TRAFFIC • TRANSPORTATION ENGINEERS

===== 11 BRADHURST AVENUE • HAWTHORNE, N.Y. • 10532 • (914) 347-7500 • FAX (914) 347-7266 =====

March 2, 2012

Mr. Mark Edsall, P.E.

Town of New Windsor Planning Board – Engineer

c/o McGoey, Hauser & Edsall Consulting Engineers, P.C.

33 Airport Center Drive, Suite 202

New Windsor, NY 12553

Re: Temple Hill Apartments

Evaluation of Proposed NYS Route 32/NYS Route 300 Connector Road

Town of New Windsor, New York

Dear Mark:

As requested, John Collins Engineers, P.C. has had the opportunity to review traffic conditions associated with the potential roadway connection, which would be developed in association with the Temple Hill Apartments and Patriots Bluff projects. A new roadway connection to NYS Route 300 to serve the Temple Hill Apartments is currently proposed. If this roadway was then extended to the Patriots Bluff development it would result in a continuous roadway from NYS Route 32 and NYS Route 300. This would allow access from each of these developments to both roadways. In addition, there are other related benefits to overall traffic circulation in the area as a result of this new roadway including reductions in traffic volumes at the five corners intersection in Vails Gate. These are discussed below.

1. 2012 Existing Traffic Volumes (Figures No. 2 and 3)

All available traffic count data for the surrounding roadways were collected from other studies including those prepared for the Patriots Bluff development, Covington Estates as well as other data published by the New York State Department of Transportation (NYSDOT). Utilizing this information, the 2012 Existing Traffic Volumes for the Weekday AM and PM Peak Hours were identified and are shown on Figures No. 2 and 3. Note that the AM and PM Peak Hours generally occur between 8:00 and 9:00AM and 4:45 and 5:45PM.

2. 2014 No-Build Traffic Volumes (Figures No. 4, 5, 6, 7, 8 and 9)

The 2012 Existing Traffic Volumes were projected to a future design year utilizing a background growth factor of 2% per year to account for normal background growth. In addition, traffic for other developments in the area including the Patriots Bluff development, Covington Estates, Mason's Ridge as well as the completion and occupancy of the remaining portions of the AVR development were also considered. In addition, as a result of the completion of the above referenced connector road, there is expected to be some diversion of existing traffic from the NYS Route 300 and NYS Route 32 corridors, which would use this new roadway. These diverted vehicles are reflected in the 2014 Projected Traffic Volumes shown on Figures No. 4 and 5. The other development traffic volumes including the Patriots Bluff and remaining portion of the AVR development were assigned to the roadways and intersections assuming the completion of this connector roadway. Figures No. 6 and 7 summarize the Other Development Traffic Volumes. These volumes were then combined with the Projected Traffic Volumes to obtain the design year No-Build Traffic Volumes shown on Figures No. 8 and 9. Note that these reflect the No-Build Traffic Volumes with Connector Road.

3. Site Generated Traffic Volumes (Table No. 1)

Estimates of the expected site generated traffic volumes for the both the Patriots Bluff development and Temple Hill Apartments were developed based on data contained in the publication entitled *Trip Generation*, 8<sup>th</sup> Edition, 2008 as prepared by The Institute of Transportation Engineers (ITE). In addition, traffic volume estimates from the previous traffic study for the Patriots Bluff development were also referenced. Table No. 1 summarizes the site generated traffic volumes for each of these developments.

4. Arrival and Departure Distributions (Figures No. 10 and 11)

Arrival and departure distributions with the completion of the connector road were developed for each of the intersections to assign the Temple Hill Apartments site generated traffic volumes to the roadway network. Figures No. 10 and 11 summarize the expected Arrival and Departure Distributions assuming the new connector road is completed.

5. 2014 Build Traffic Volumes with Connector Road (Figures No. 12, 13, 14 and 15)

The Site Generated Traffic Volumes were assigned to the roadway network based on the arrival and departure distributions. These volumes were then combined with the 2014 No-Build Traffic Volumes to obtain the 2014 Build Traffic Volumes with Connector Road. Figures No. 12 and 13 summarize the Site Generated Traffic Volumes and Figures No. 14 and 15 summarize the Build Traffic Volumes with Connector Road.

6. Description of Analysis Procedures

It was necessary to perform capacity analyses to determine existing and future traffic operating conditions at the study area intersections. The following is a brief description of the analysis method utilized in this report:

- Signalized Intersection Capacity Analysis

The capacity analysis for a signalized intersection was performed in accordance with the procedures described in the 2010 Highway Capacity Manual, published by the Transportation Research Board. The terminology used in identifying traffic flow conditions is Levels of Service. A Level of Service "A" represents the best condition and a Level of Service "F" represents the worst condition. A Level of Service "C" is generally used as a design standard while a Level of Service "D" is acceptable during peak periods. A Level of Service "E" represents an operation near capacity. In order to identify an intersection's Level of Service, the average amount of vehicle delay is computed for each approach to the intersection as well as for the overall intersection.

- Unsignalized Intersection Capacity Analysis

The unsignalized intersection capacity analysis method utilized in this report was also performed in accordance with the procedures described in the 2010 Highway Capacity Manual. The procedure is based on total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular critical

movement is a function of the service rate or capacity of the approach and the degree of saturation. In order to identify the Level of Service, the average amount of vehicle delay is computed for each critical movement to the intersection.

Additional information concerning signalized and unsignalized Levels of Service can be found in Appendix "D" of this report.

7. Results of Analysis and Recommendations (Tables No. 2 and 3)

Based on the analysis conducted herein, it was determined that certain improvements would be required to accommodate the anticipated future traffic volumes in the area resulting from the Temple Apartments and other developments in the area. Table No. 2 summarizes the results of the capacity analysis at each of these intersections. These include the following:

- a. Based upon the expected peak hour turning movements, the widening of NYS Route 300 to provide a separate left turn lane is warranted at the access connection to the Temple Hill Apartments development.
- b. The traffic signal warrant analysis for the roadway connection to NYS Route 300 indicates that signalization is not warranted for conditions with only the Temple Hill Apartments traffic however, Traffic Signal Warrants 1B and 2 are satisfied for conditions with the connector road completed (see Table No. 3).
- c. Associated with the Patriots Bluff traffic study, it was determined that there was the need for signalization of the intersection of Epiphany Drive and NYS Route 32 even without the completion of the connector road. This signal will still be warranted and required with the connector road in place.
- d. The provision of the connector road will improve circulation in the area and will potentially reduce traffic flow through or adjoining the five-corners intersection by up to 100 vehicles per hour during peak periods.

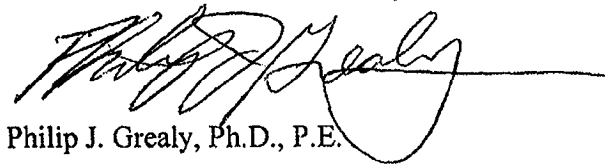
- e. Based on the analysis contained herein, the completion of the connector road will provide improved traffic flow for the area. As part of the final design of this roadway, traffic calming measures such as speed tables should be incorporated to control travel speeds along this roadway.

8. Summary and Conclusions

Based on the analysis contained herein, the continuation of the through connector road between the Patriots Bluff and Temple Hill Apartments development will result in improved circulation for the overall area and will provide safe and convenient access to both these and the remaining phases of the development. In addition, this will provide alternate travel paths which will improve operations at other area intersections including the NYS Route 32 and Union Avenue intersection as well as the five-corners intersection in Vail's Gate.

Respectfully submitted,

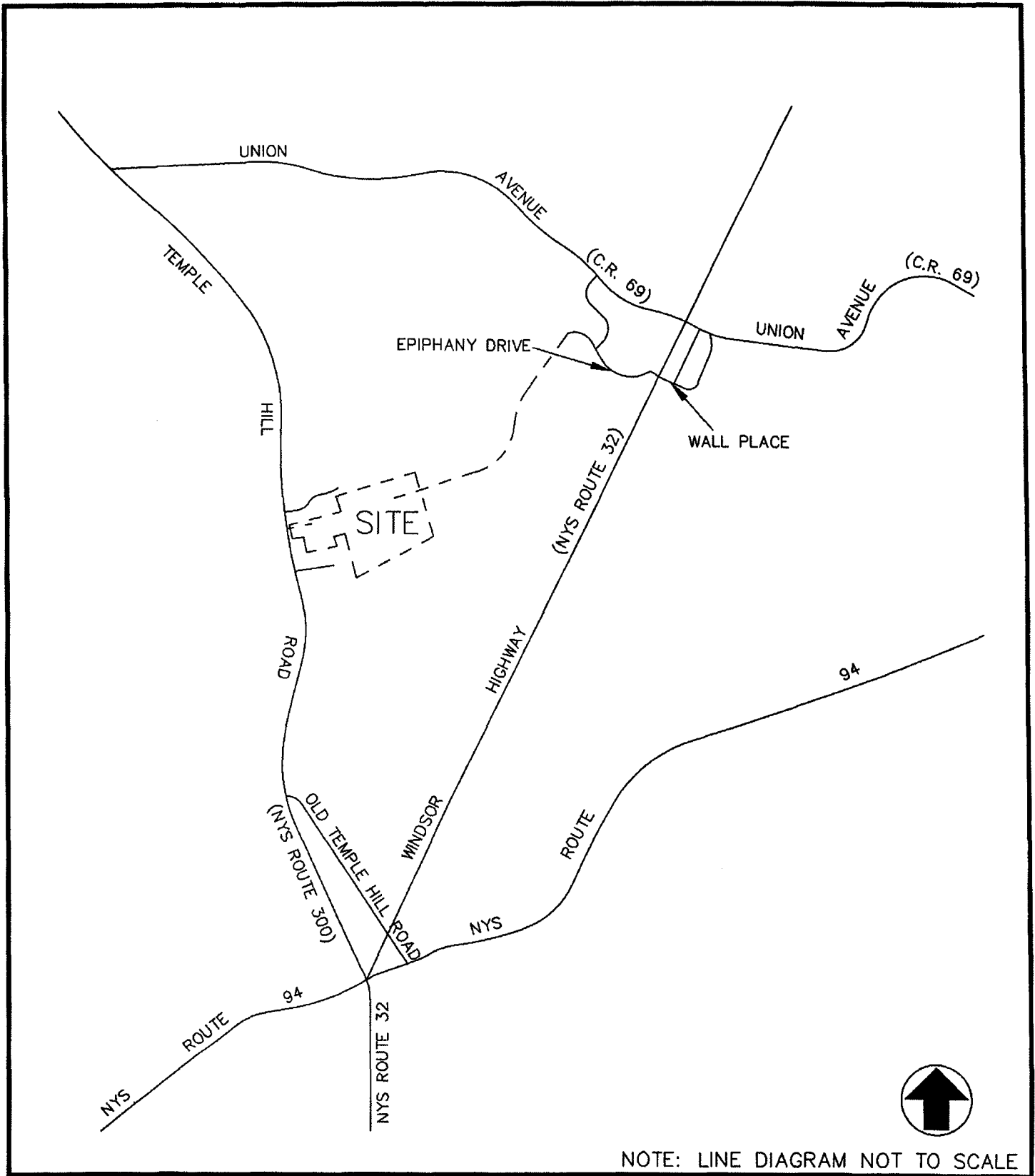
JOHN COLLINS ENGINEERS, P.C.

A handwritten signature in black ink, appearing to read 'Philip J. Grealy', with a long horizontal line extending to the right.

Philip J. Grealy, Ph.D., P.E.

APPENDIX "A"

FIGURES



TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

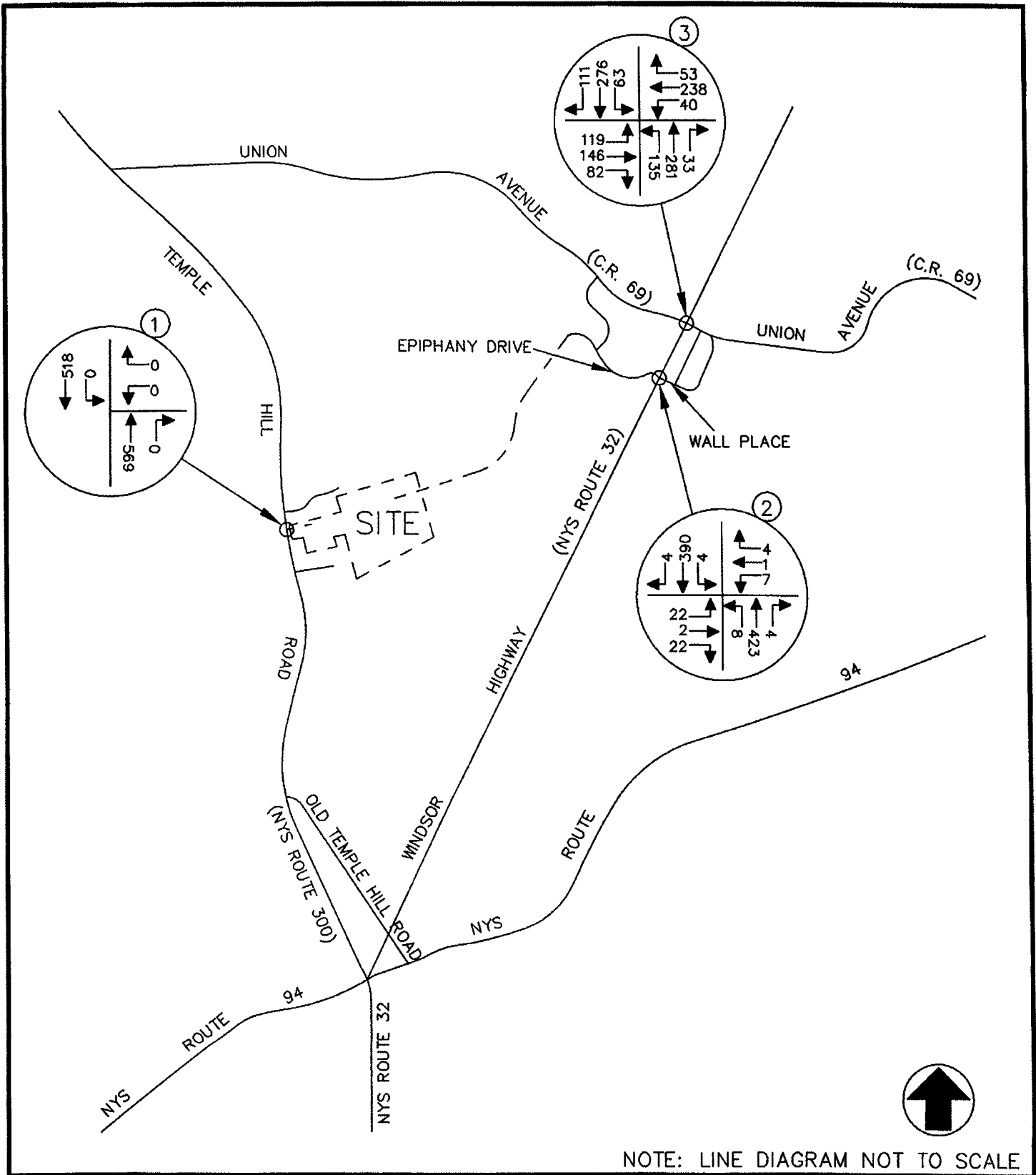
SITE LOCATION MAP

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HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO.1





NOTE: LINE DIAGRAM NOT TO SCALE

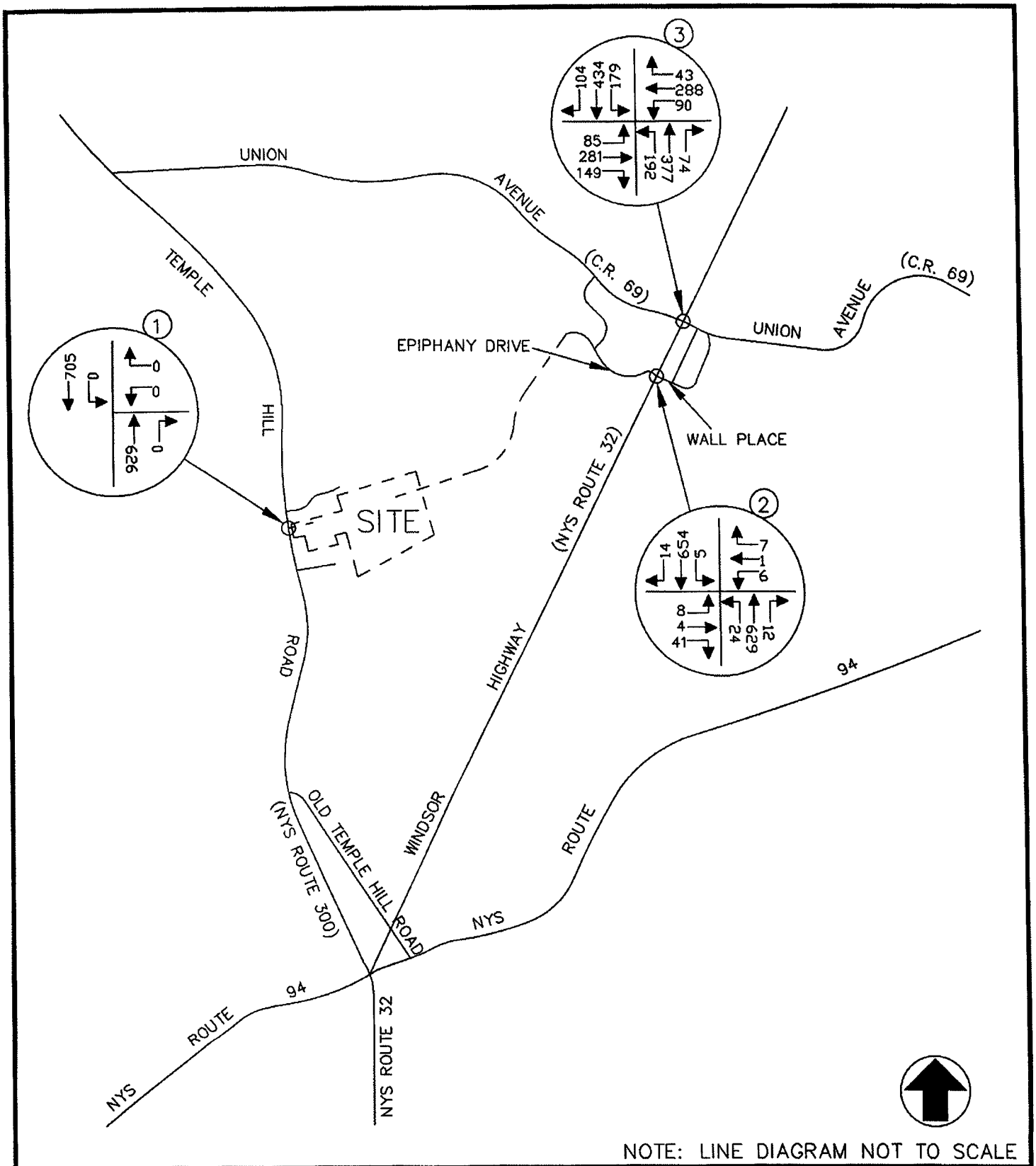
TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

2012 EXISTING TRAFFIC VOLUMES  
WEEKDAY PEAK AM HOUR

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO. 2



NOTE: LINE DIAGRAM NOT TO SCALE

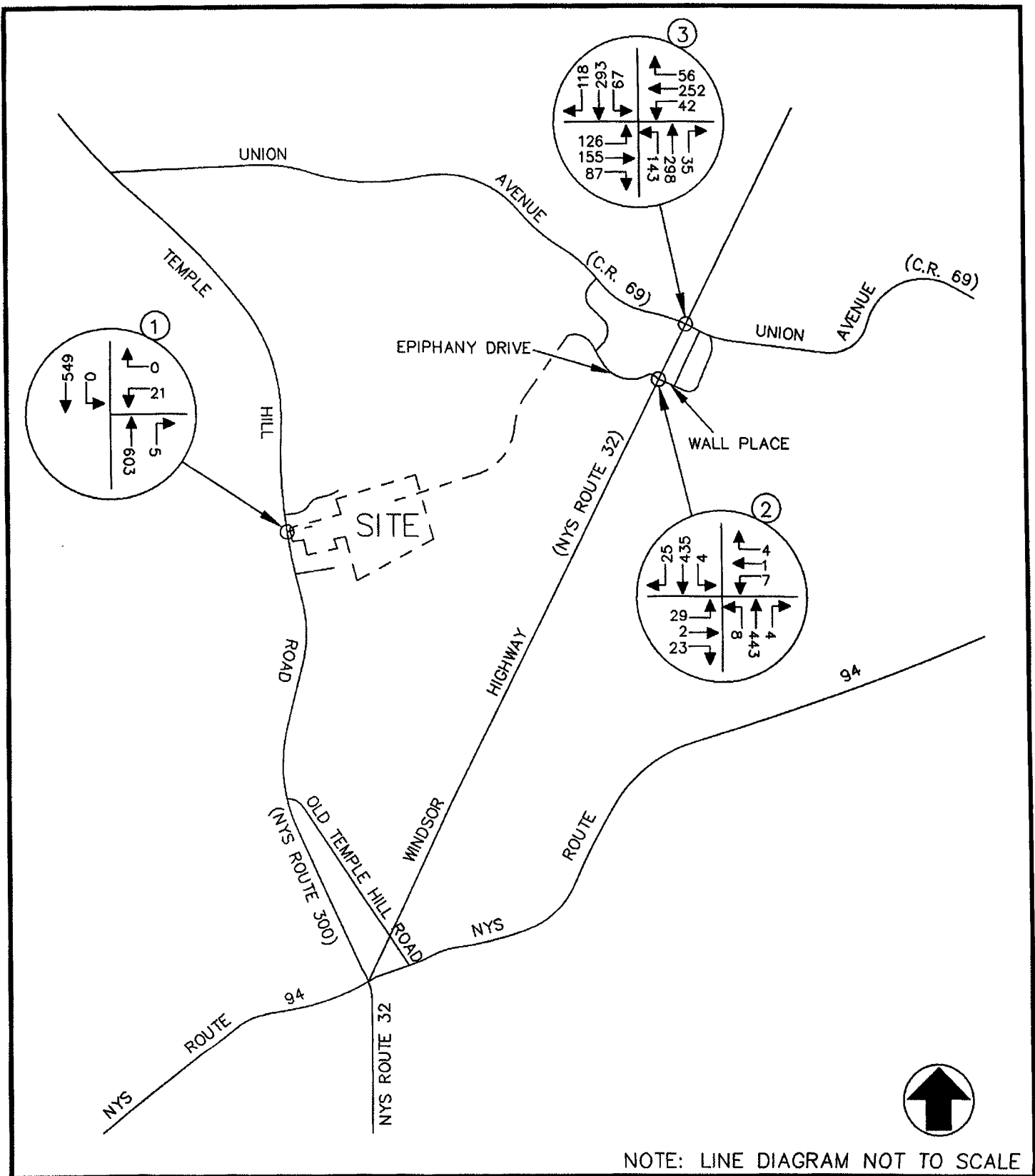
TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

2012 EXISTING TRAFFIC VOLUMES  
WEEKDAY PEAK PM HOUR

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO. 3



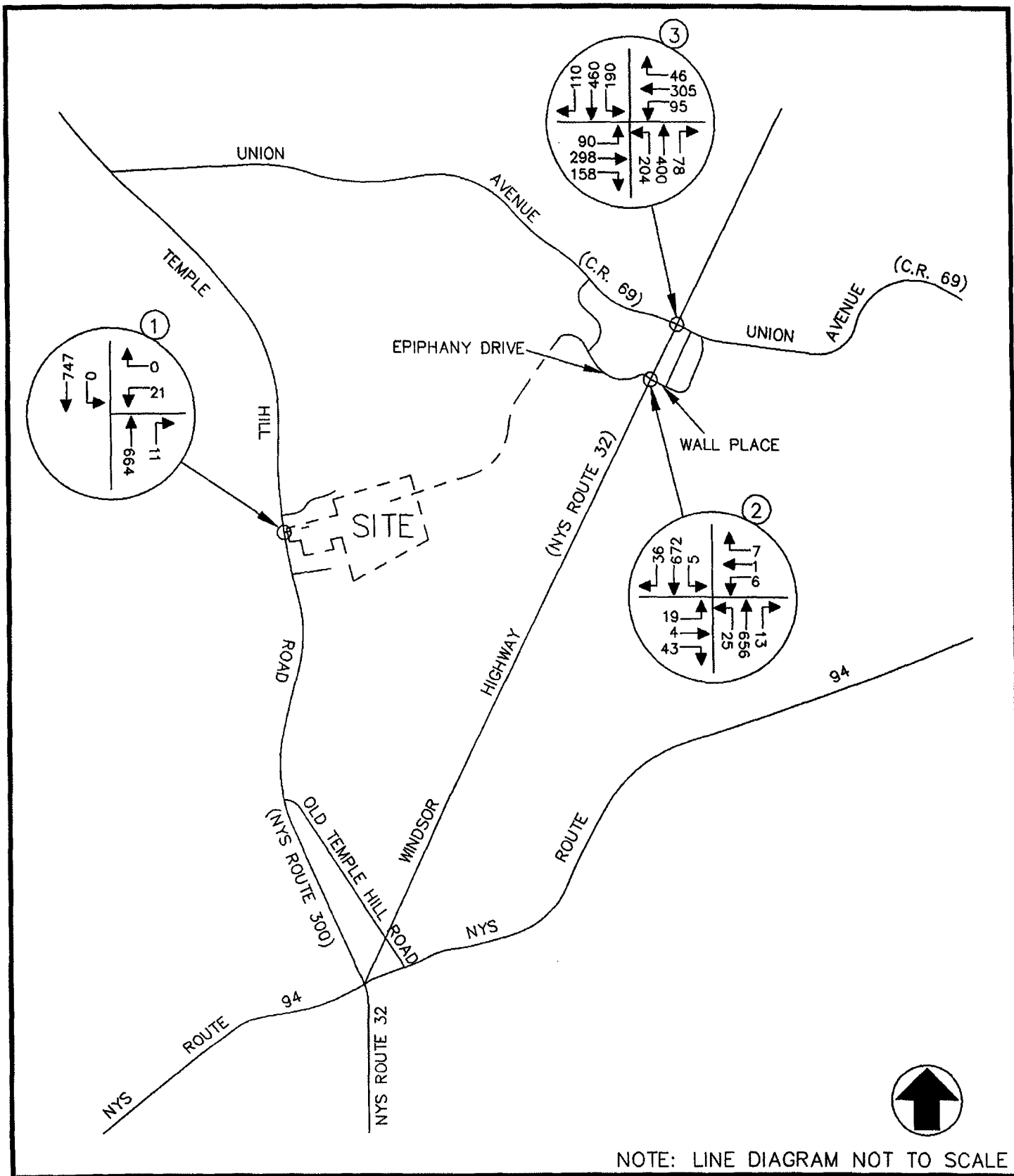
NOTE: LINE DIAGRAM NOT TO SCALE

TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

2015 PROJECTED TRAFFIC VOLUMES  
WEEKDAY PEAK AM HOUR  
(WITH DIVERTED TRIPS)

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012 FIG. NO. 4

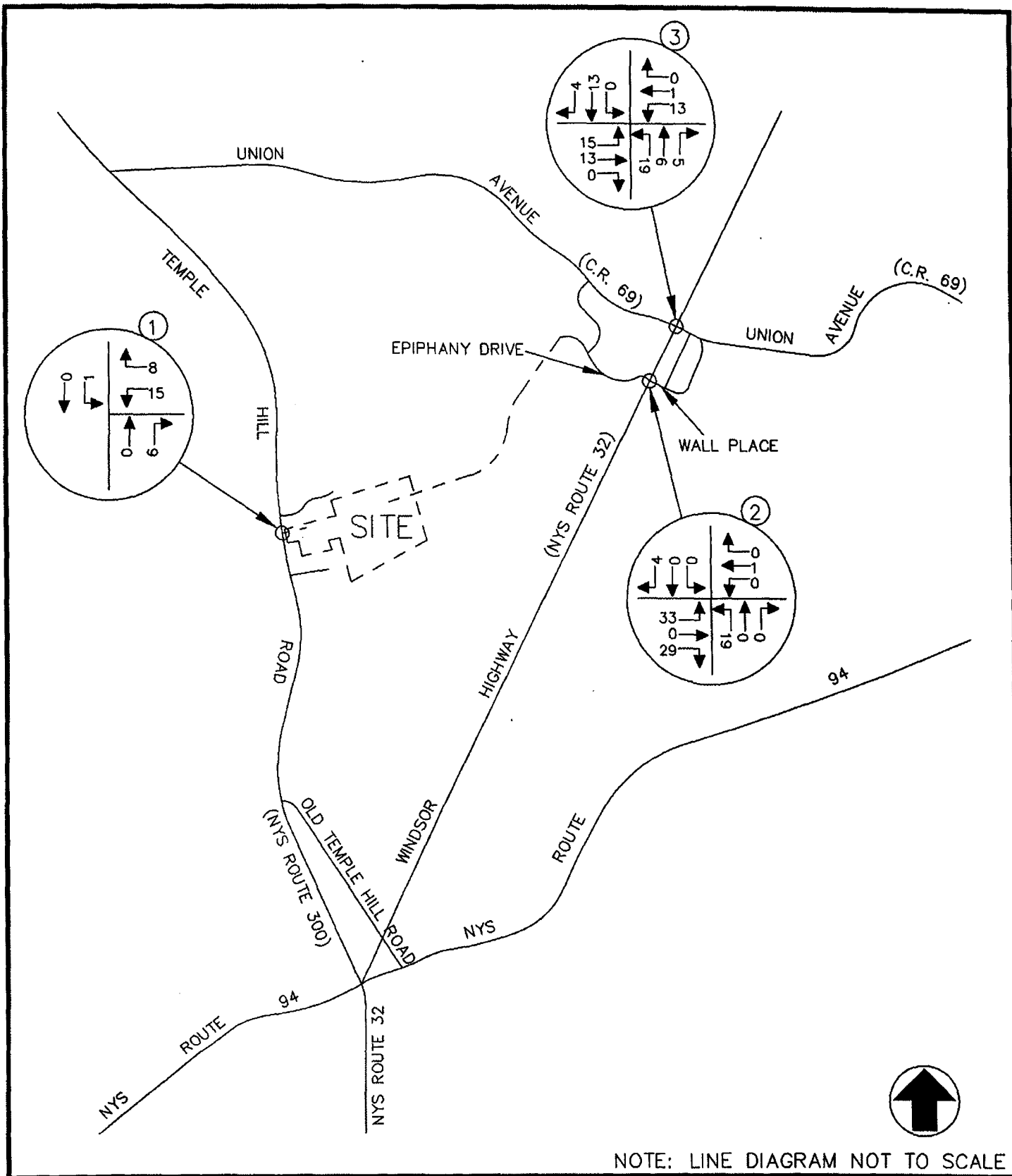


TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

2015 PROJECTED TRAFFIC VOLUMES  
WEEKDAY PEAK PM HOUR  
(WITH DIVERTED TRIPS)

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012 FIG. NO. 5



NOTE: LINE DIAGRAM NOT TO SCALE

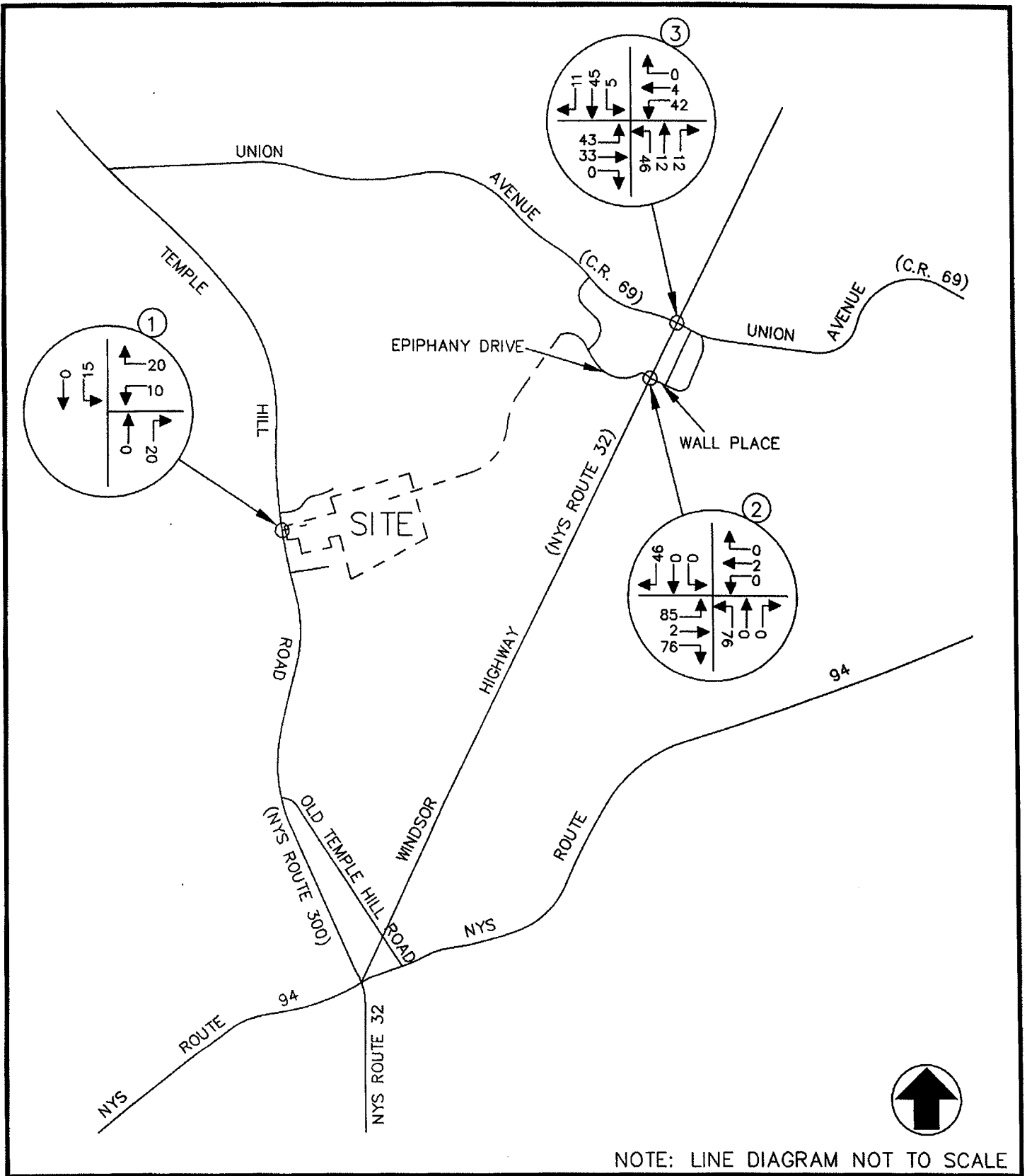
TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
WEEKDAY PEAK AM HOUR

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO. 6



NOTE: LINE DIAGRAM NOT TO SCALE

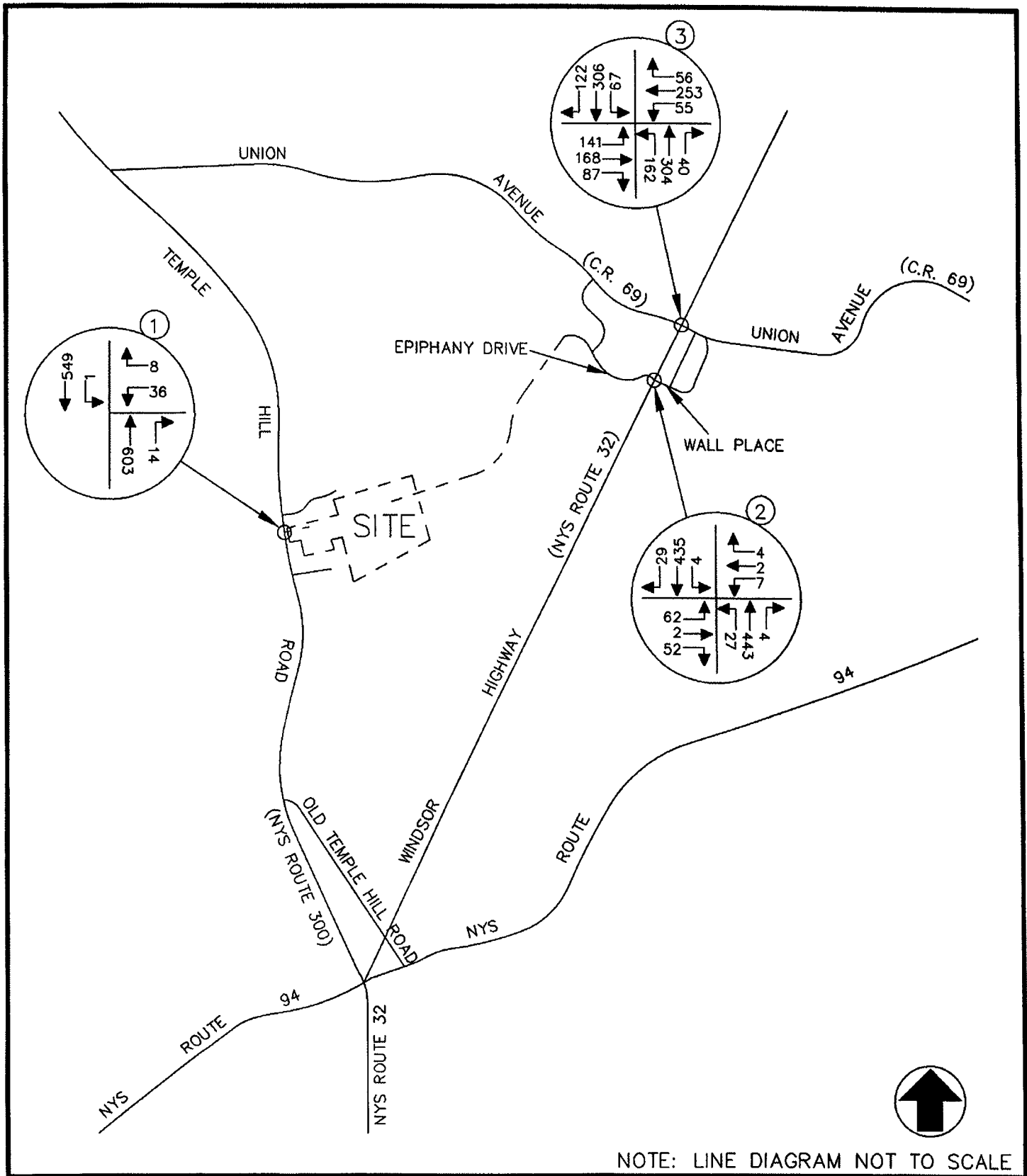
TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

OTHER DEVELOPMENT TRAFFIC VOLUMES  
WEEKDAY PEAK PM HOUR

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO. 7



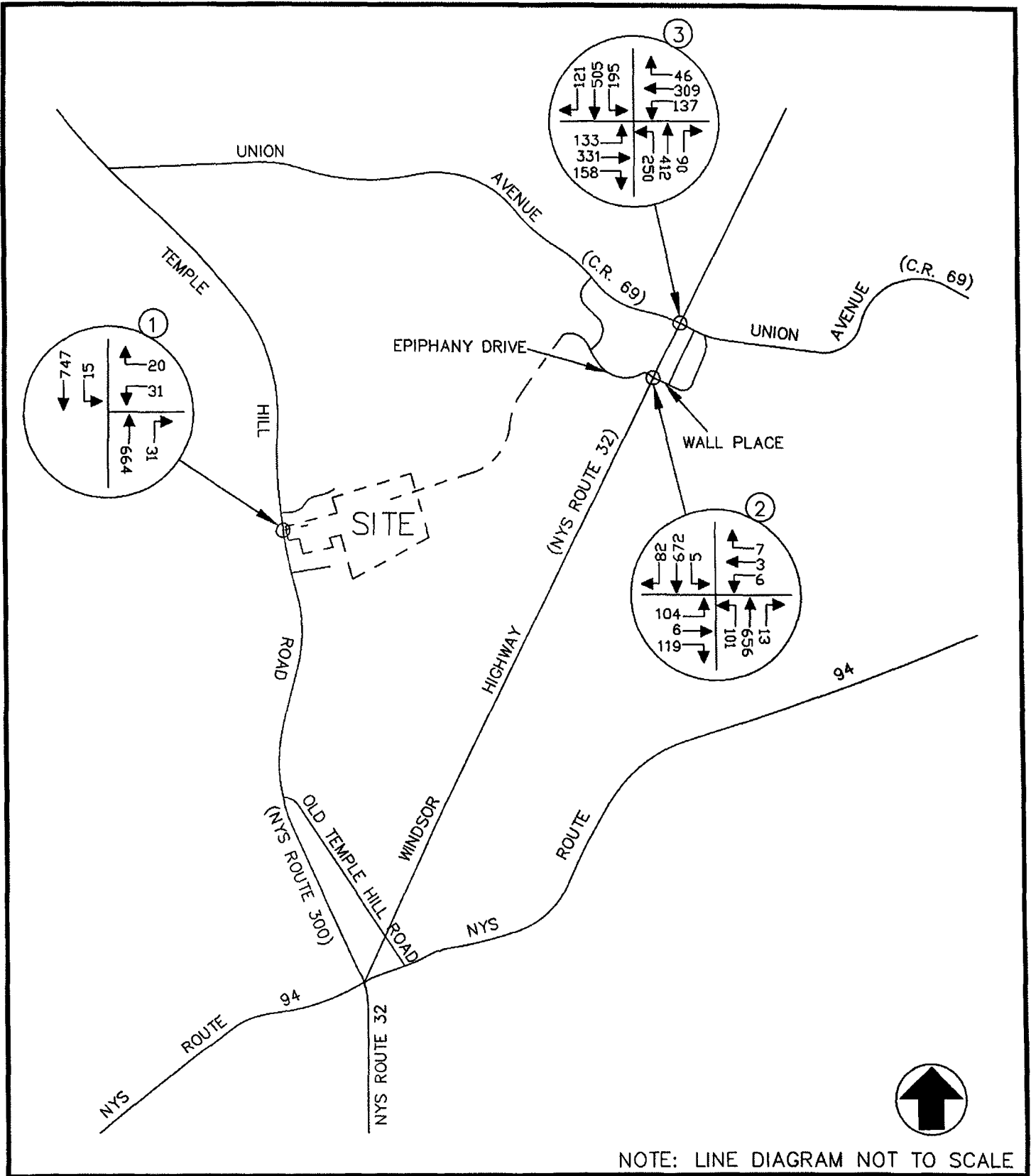
TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

2015 NO-BUILD TRAFFIC VOLUMES  
WEEKDAY PEAK AM HOUR

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO. 8



TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

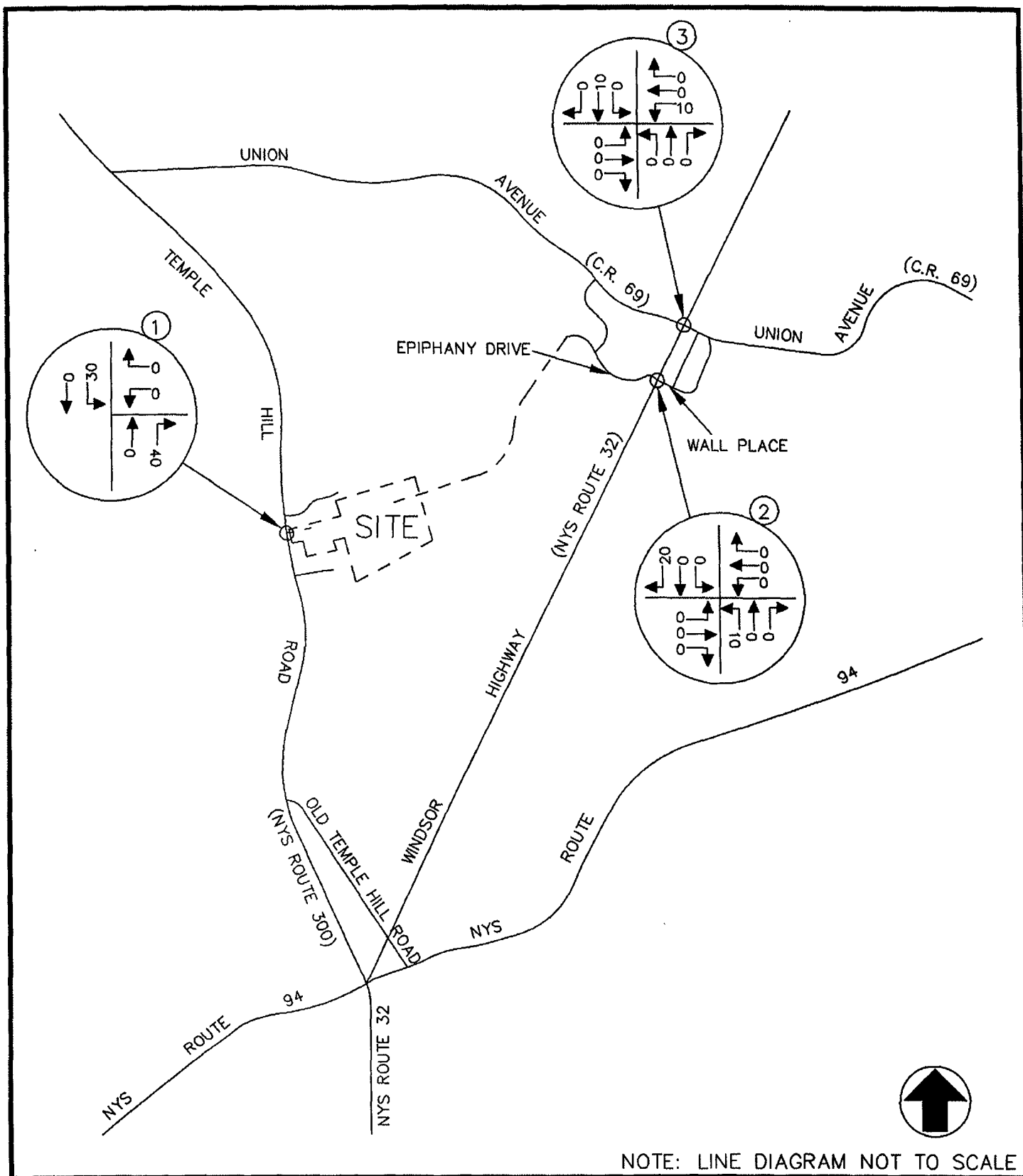
2015 NO-BUILD TRAFFIC VOLUMES  
WEEKDAY PEAK PM HOUR

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO. 9





NOTE: LINE DIAGRAM NOT TO SCALE

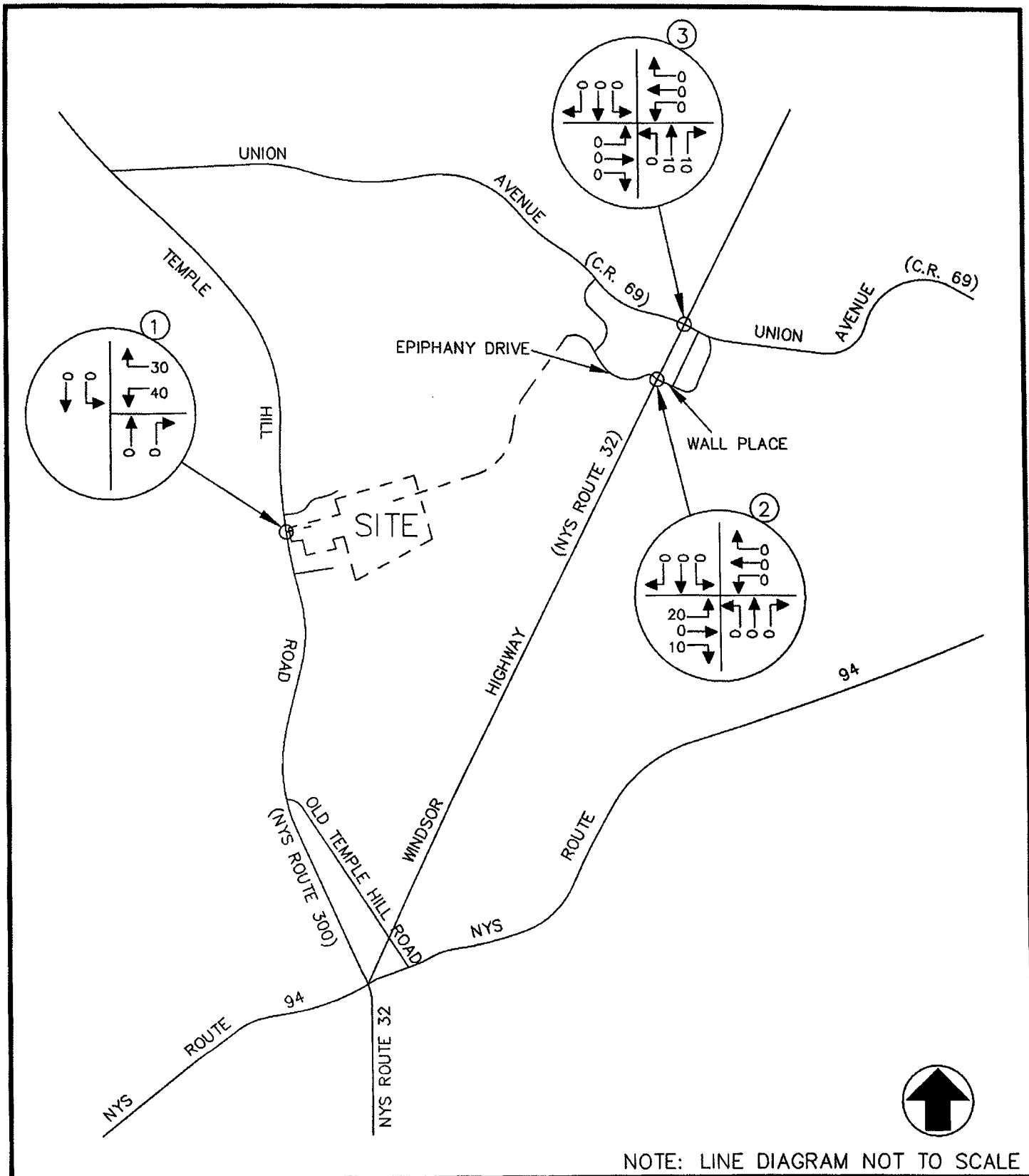
TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

ARRIVAL DISTRIBUTION  
(ALL VALUES EXPRESSED AS A %)

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO.10



NOTE: LINE DIAGRAM NOT TO SCALE

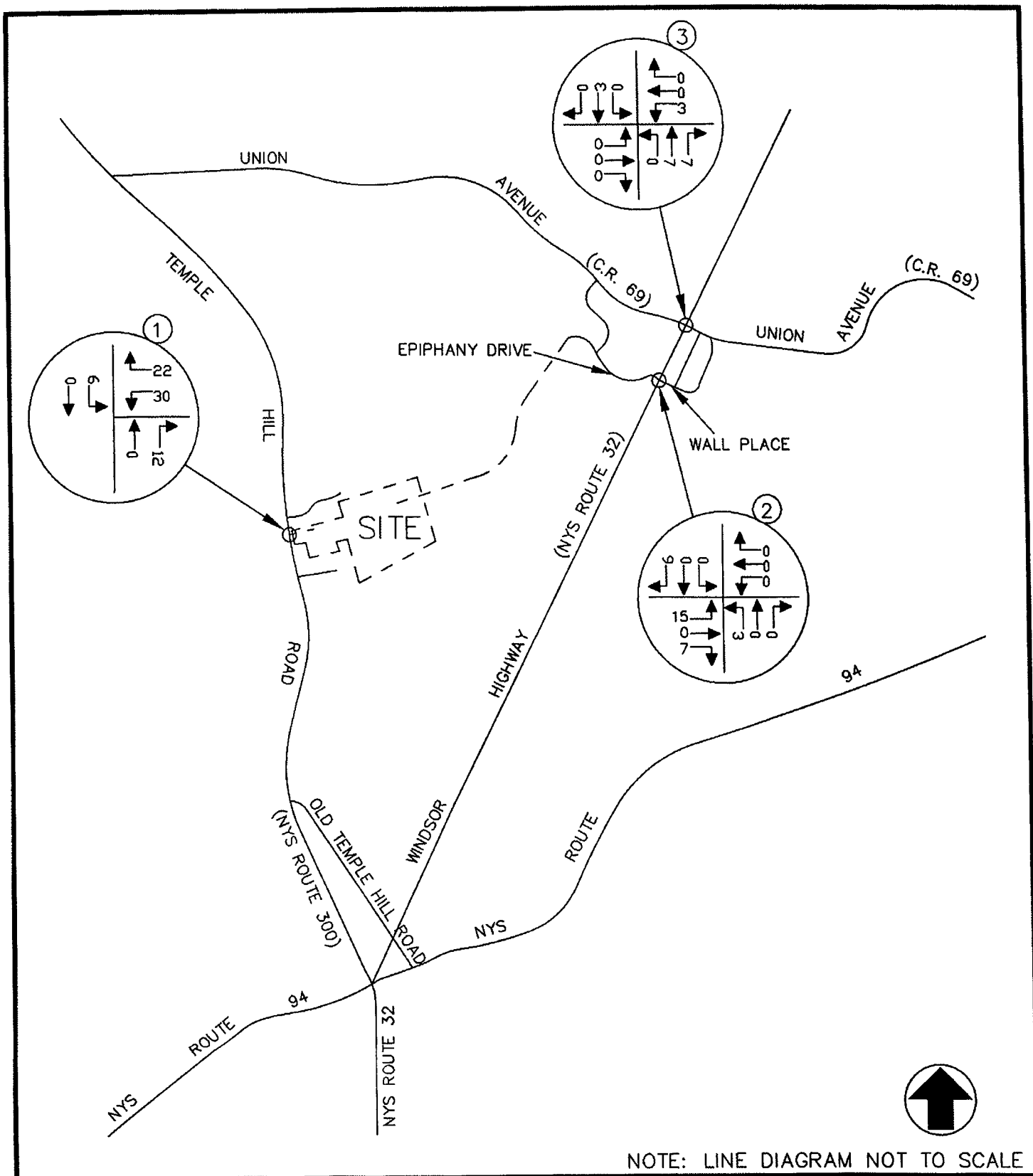
TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

DEPARTURE DISTRIBUTION  
(ALL VALUES EXPRESSED AS A %)

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HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO. 11



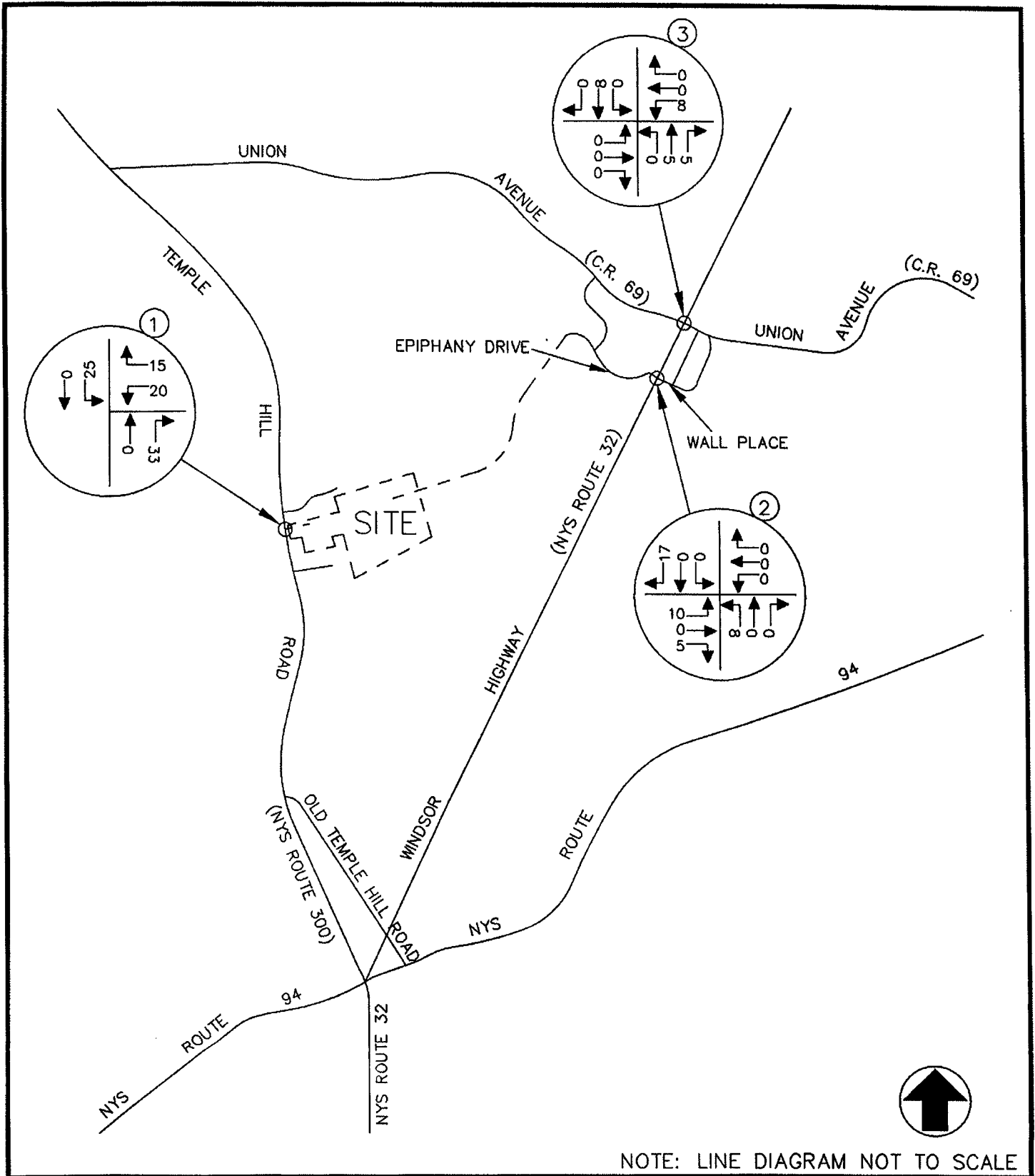
TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

SITE GENERATED TRAFFIC VOLUMES  
WEEKDAY PEAK AM HOUR

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO. 12



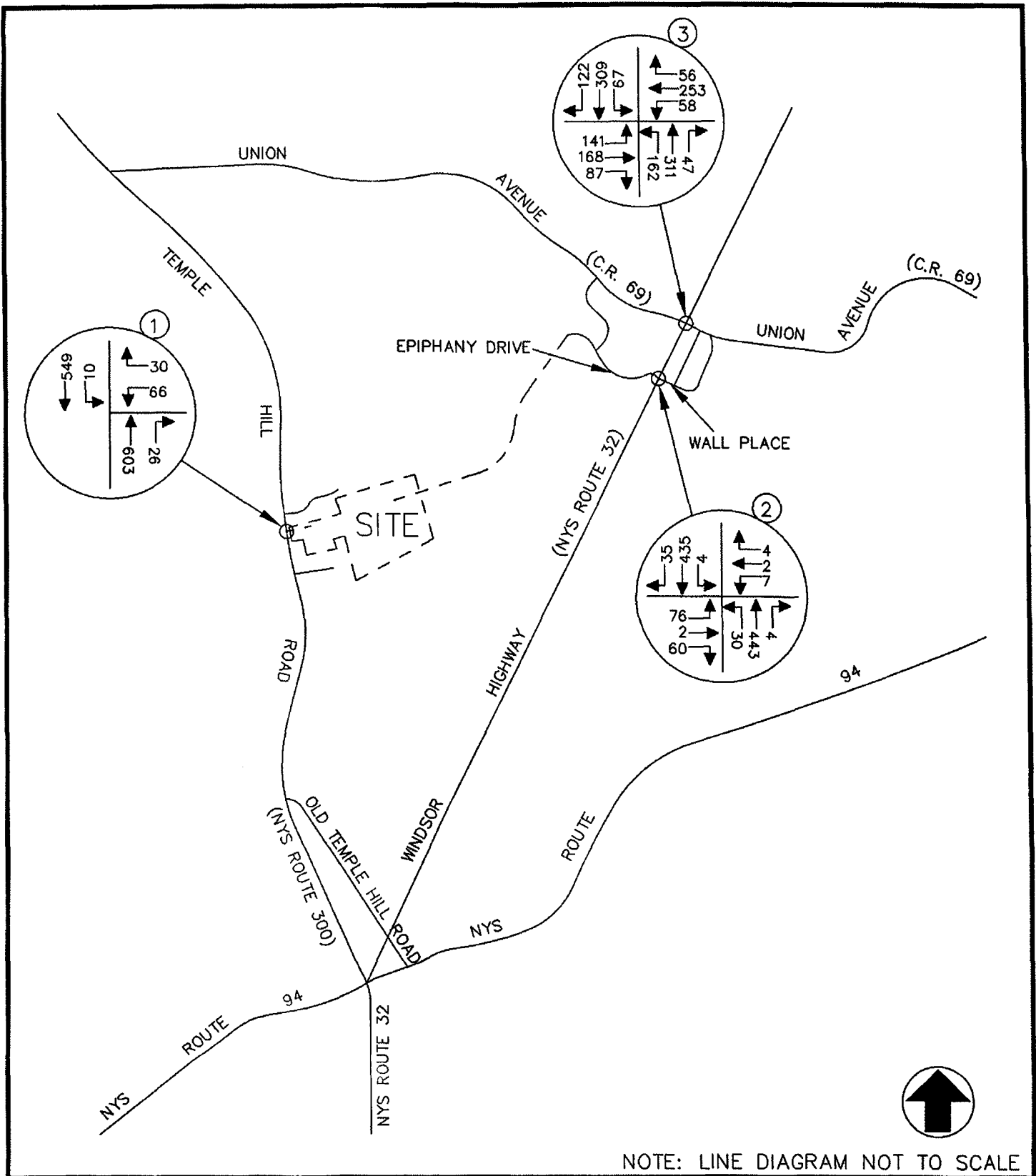
TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

SITE GENERATED TRAFFIC VOLUMES  
WEEKDAY PEAK PM HOUR

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO.13



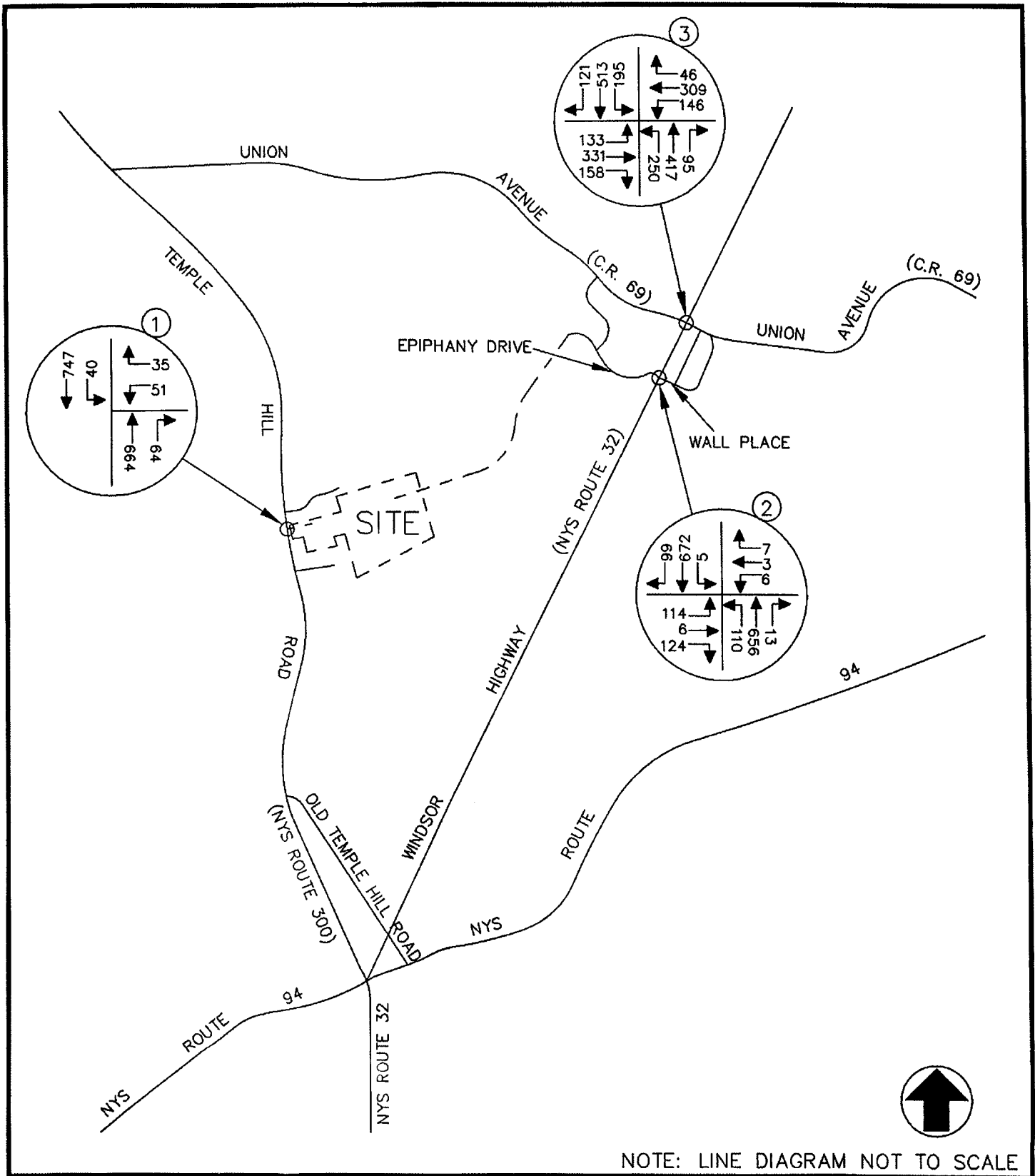
TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

2015 BUILD TRAFFIC VOLUMES  
WEEKDAY PEAK AM HOUR

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO.14



TEMPLE HILL APARTMENTS  
NEW WINDSOR, NEW YORK

2015 BUILD TRAFFIC VOLUMES  
WEEKDAY PEAK PM HOUR

JOHN COLLINS ENGINEERS, P.C.  
HAWTHORNE, NEW YORK

PROJECT NO. 1872 DATE: FEBRUARY 2012

FIG. NO. 15

APPENDIX "B"

TABLES

TABLE NO. 1

HOURLY TRIP GENERATION RATES (HTGR) AND ANTICIPATED  
SITE GENERATED TRAFFIC VOLUMES

TEMPLE HILL APARTMENTS NEW WINDSOR, NY	ENTRY		EXIT	
	HTGR*	VOLUME	HTGR*	VOLUME
APARTMENT (78 DWELLING UNITS)				
PEAK AM HOUR	0.11	8	0.43	34
PEAK PM HOUR	0.50	39	0.27	21
SENIOR ADULT HOUSING (188 DWELLING UNITS)				
PEAK AM HOUR	0.12	22	0.21	40
PEAK PM HOUR	0.23	44	0.15	28
TOTALS				
PEAK AM HOUR	-	30	-	74
PEAK PM HOUR	-	83	-	49

NOTES:

- 1) \* THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 8TH EDITION, 2008. ITE LAND USE CODE - 220 - APARTMENT & 252 - SENIOR ADULT HOUSING.



**TABLE NO. 2**  
**LEVEL OF SERVICE SUMMARY TABLE**

			2012 EXISTING		2015 NO-BUILD		2015 BUILD	
			AM	PM	AM	PM	AM	PM
1	NYS ROUTE 300 & SITE ACCESS DRIVEWAY	<b>SIGNALIZED</b>						
		WB	-	-	-	-	C[30.8]	C[30.6]
		NB	-	-	-	-	C[20.9]	C[27.5]
		SB	-	-	-	-	A[7.5]	B[10.3]
		OVERALL	-	-	-	-	B[15.8]	B[19.2]
2	NYS ROUTE 32 & EPIPHANY DRIVE/WALL PLACE	<b>UNSIGNALIZED</b>						
		EB	B[14.7]	C[18.0]	C[19.5]	F[192.8]	-	-
		WB	C[20.8]	E[44.5]	D[26.8]	F[120.3]	-	-
		NB	A[8.3]	A[9.4]	A[8.6]	B[10.4]	-	-
		SB	A[8.4]	A[9.1]	A[8.4]	A[9.3]	-	-
	WITH SIGNALIZATION	EB	-	-	C[32.1]	C[34.0]	C[32.5]	C[34.3]
		WB	-	-	C[30.8]	C[30.8]	C[30.8]	C[30.9]
		NB	-	-	A[7.3]	B[10.5]	A[7.3]	B[10.8]
		SB	-	-	B[16.0]	C[30.6]	B[16.2]	C[33.2]
		OVERALL	-	-	B[14.1]	C[22.3]	B[14.6]	C[23.8]
		<b>SIGNALIZED</b>						
		EB	D[39.9]	E[56.7]	D[43.0]	F[82.9]	-	-
		WB	C[34.0]	E[67.8]	D[35.2]	E[76.9]	-	-
		NB	C[34.0]	C[33.1]	D[36.8]	D[46.2]	-	-
		SB	D[35.6]	C[33.7]	D[39.2]	D[40.3]	-	-
3	NYS ROUTE 32 & UNION AVENUE	<b>SIGNALIZED</b>						
		EB	D[39.9]	E[56.7]	D[43.0]	F[82.9]	-	-
		WB	C[34.0]	E[67.8]	D[35.2]	E[76.9]	-	-
		NB	C[34.0]	C[33.1]	D[36.8]	D[46.2]	-	-
		SB	D[35.6]	C[33.7]	D[39.2]	D[40.3]	-	-
	WITH IMPROVEMENTS	OVERALL	D[35.8]	D[45.5]	D[38.5]	E[59.4]	-	-
		EB	-	-	C[28.3]	D[36.0]	C[28.3]	D[36.0]
		WB	-	-	C[34.4]	D[44.8]	C[34.4]	D[45.2]
		NB	-	-	C[24.4]	C[29.8]	C[24.7]	C[30.5]
		SB	-	-	C[26.8]	C[33.0]	C[26.9]	C[33.8]
		<b>SIGNALIZED</b>						
		EB	-	-	C[28.0]	D[35.0]	C[28.1]	D[35.6]
		WB	-	-	C[28.0]	D[35.0]	C[28.1]	D[35.6]

**NOTES:**

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH AS WELL AS FOR THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTION.

2) INTERSECTION #3 INCLUDES SIGNAL TIMING MODIFICATIONS UNDER THE BUILD CONDITION.

TABLE NO. 3

**SIGNAL WARRANTS ANALYSIS**  
(Based on National Manual of Uniform Traffic Control Devices)

<b>INTERSECTION DATA</b>			
MAJOR STREET: NYS ROUTE 300			
MINOR STREET: SITE ACCESS			
LOCATION: NEWBURGH, NEW YORK			
DATE: 2/3/2012			
VOLUME BASIS..... 2012 BUILD TRAFFIC VOLUMES			
CONDITION ..... TYPICAL WEEKDAY			

<b>CHARACTERISTICS</b>	
Number Of Lanes For Moving Traffic By Approach	
Major Street (Excluding Auxiliary Lanes) =	1
Minor Street (Including Auxiliary Lanes) =	1
Speed	
85 % Speed >= 40 mph (Y or N)----->	Y
Median	
Raised median 4' or more in width on major street (Y or N)?----->	N
Population	
Community < 10,000 (Y or N)----->	N

TIME	VOLUMES			WARRANT 1 CONDITION A		WARRANT 1 CONDITION B		WARRANT 2		WARRANT MET?		
Hour Begin	Major Street	Minor Street	Major Peds	Major Street	Minor Street	Major Street	Minor Street	Major Street	Minor Street	1A	1B	2
12:00 AM		0	0	350	105	525	53	1100	80	NO	NO	NO
01:00 AM		0	0	350	105	525	53	1100	80	NO	NO	NO
02:00 AM		0	0	350	105	525	53	1100	80	NO	NO	NO
03:00 AM		0	0	350	105	525	53	1100	80	NO	NO	NO
04:00 AM		0	0	350	105	525	53	1100	80	NO	NO	NO
05:00 AM		0	0	350	105	525	53	1100	80	NO	NO	NO
06:00 AM		0	0	350	105	525	53	1100	80	NO	NO	NO
07:00 AM	988	84	0	350	105	525	53	1100	80	NO	YES	NO
08:00 AM	1127	102	0	350	105	525	53	1100	80	NO	YES	YES
09:00 AM	1032	80	0	350	105	525	53	1100	80	NO	YES	NO
10:00 AM	989	54	0	350	105	525	53	1100	80	NO	YES	NO
11:00 AM	1054	54	0	350	105	525	53	1100	80	NO	YES	NO
12:00 PM	1176	54	0	350	105	525	53	1100	80	NO	YES	NO
01:00 PM	1165	54	0	350	105	525	53	1100	80	NO	YES	NO
02:00 PM	1192	67	0	350	105	525	53	1100	80	NO	YES	NO
03:00 PM	1269	82	0	350	105	525	53	1100	80	NO	YES	YES
04:00 PM	1312	85	0	350	105	525	53	1100	80	NO	YES	YES
05:00 PM	1404	105	0	350	105	525	53	1100	80	YES	YES	YES
06:00 PM	1015	65	0	350	105	525	53	1100	80	NO	YES	NO
07:00 PM		0	0	350	105	525	53	1100	80	NO	NO	NO
08:00 PM		0	0	350	105	525	53	1100	80	NO	NO	NO
09:00 PM		0	0	350	105	525	53	1100	80	NO	NO	NO
10:00 PM			0	350	105	525	53	1100	80	NO	NO	NO

NOTE : major peds = highest volume  
on major street crosswalk

TOTAL HOURS MEETING WARRANTS	1	12	4
TOTAL HOURS NEEDED TO SATISFY	8	8	4

MINIMUM VEHICULAR VOLUME	WARRANT 1A: NOT SATISFIED -- NO SIGNAL
INTERRUPTION OF CONTINUOUS TRAFFIC	WARRANT 1B: SATISFIED -- CRITERIA MET FOR SIGNALIZATION
FOUR HOUR WARRANT	WARRANT 2: SATISFIED -- CRITERIA MET FOR SIGNALIZATION

APPENDIX "C"  
CAPACITY ANALYSIS

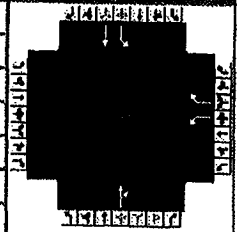
# HCS 2010 Signalized Intersection Results Summary

## General Information

Agency	JCE
Analyst	R.H.
Jurisdiction	
Intersection	NYS ROUTE 300 & SITE A
File Name	1872AMB1.xus
Project Description	BUILD TRAFFIC VOLUMES

## Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.90
Analysis Period	1> 7:00



## Demand Information

Approach Movement	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h				66		30		603	26	10	549	

## Signal Information

Cycle, s	90.0	Reference Phase	2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													</
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## Timer Results

	EBL	ERT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase				8		2	1	6
Case Number				9.0		8.3	1.0	4.0
Phase Duration, s				22.0		53.0	15.0	68.0
Change Period, (Y+Rc), s				5.0		5.0	5.0	5.0
Max Allow Headway (MAH), s				3.2		0.0	3.1	0.0
Queue Clearance Time (gs), s				5.2			2.2	
Green Extension Time (ge), s				0.1		0.0	0.0	0.0
Phase Call Probability				1.00			1.00	
Max Out Probability				0.00			0.00	

## Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement				3		18		2	12	1	6	
Adjusted Flow Rate (v), veh/h				73		33		699		11	610	
Adjusted Saturation Flow Rate (s), veh/h/ln				1723		1533		1796		1723	1810	
Queue Service Time (gs), s				3.2		1.6		26.8		0.2	13.7	
Cycle Queue Clearance Time (gc), s				3.2		1.6		26.8		0.2	13.7	
Capacity (c), veh/h				326		290		958		442	1267	
Volume-to-Capacity Ratio (X)				0.225		0.115		0.730		0.025	0.482	
Available Capacity (ca), veh/h				326		290		958		442	1267	
Back of Queue (Q), veh/ln (50th percentile)				1.3		0.6		11.1		0.1	4.5	
Overflow Queue (Qs), veh/ln				0.0		0.0		0.0		0.0	0.0	
Queue Storage Ratio (RQ) (50th percentile)				0.00		0.00		0.00		0.01	0.00	
Uniform Delay (d1), s/veh				30.9		30.3		16.0		9.7	6.1	
Incremental Delay (d2), s/veh				0.1		0.1		4.9		0.0	1.3	
Initial Queue Delay (d3), s/veh				0.0		0.0		0.0		0.0	0.0	
Control Delay (d), s/veh				31.1		30.3		20.9		9.7	7.4	
Level of Service (LOS)				C		C		C		A	A	
Approach Delay, s/veh / LOS	0.0			30.8		C	20.9		C	7.5		A
Intersection Delay, s/veh / LOS				15.8						B		

## MultiModal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	1.5		A	1.7		A	1.7		A	0.7		A
Bicycle LOS Score / LOS						F	1.6		A	1.5		A

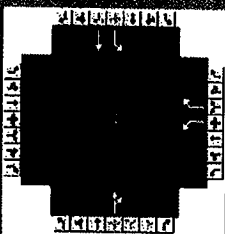
# HCS 2010 Signalized Intersection Results Summary

## General Information

Agency	JCE
Analyst	R.H.
Jurisdiction	
Intersection	NYS ROUTE 300 & SITE A
File Name	1872PMB1.xus
Project Description	BUILD TRAFFIC VOLUMES

## Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.90
Analysis Period	1> 7:00



## Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h				51		35		664	64	40	747	

## Signal Information

Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Phase	En: Green 10.0 10.0 17.0 0.0 0.0 0.0
Uncoordinated	No	Simult. Gap E	On Yellow 4.0 4.0 4.0 0.0 0.0 0.0
Force Mode	Fixed	Simult. Gap N/S	On Red 1.0 1.0 1.0 0.0 0.0 0.0

## Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase				8		2	1	6
Case Number				9.0		8.3	1.0	4.0
Phase Duration, s				22.0		53.0	15.0	68.0
Change Period, (Y+R <sub>c</sub> ), s				5.0		5.0	5.0	5.0
Max Allow Headway (MAH), s				3.2		0.0	3.1	0.0
Queue Clearance Time (g <sub>s</sub> ), s				4.5			2.8	
Green Extension Time (g <sub>e</sub> ), s				0.1		0.0	0.0	0.0
Phase Call Probability				1.00			1.00	
Max Out Probability				0.00			0.00	

## Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement				3		18		2	12	1	6	
Adjusted Flow Rate (v), veh/h				57		39		809		44	830	
Adjusted Saturation Flow Rate (s), veh/h				1723		1533		1781		1723	1810	
Queue Service Time (g <sub>s</sub> ), s				2.5		1.9		34.9		0.8	22.9	
Cycle Queue Clearance Time (g <sub>c</sub> ), s				2.5		1.9		34.9		0.8	22.9	
Capacity (c), veh/h				326		290		950		366	1267	
Volume-to-Capacity Ratio (X)				0.174		0.134		0.851		0.121	0.655	
Available Capacity (c <sub>a</sub> ), veh/h				326		290		950		366	1267	
Back of Queue (Q), veh/ln (50th perc)				1.0		0.7		15.2		0.3	7.6	
Overflow Queue (Q <sub>3</sub> ), veh/ln				0.0		0.0		0.0		0.0	0.0	
Queue Storage Ratio (RQ) (50th perc)				0.00		0.00		0.00		0.06	0.00	
Uniform Delay (d <sub>1</sub> ), s/veh				30.6		30.4		18.0		13.3	7.5	
Incremental Delay (d <sub>2</sub> ), s/veh				0.1		0.1		9.5		0.1	2.7	
Initial Queue Delay (d <sub>3</sub> ), s/veh				0.0		0.0		0.0		0.0	0.0	
Control Delay (d), s/veh				30.7		30.5		27.5		13.3	10.1	
Level of Service (LOS)				C		C		C		B	B	
Approach Delay, s/veh / LOS				30.6		C		27.5		10.3	B	
Intersection Delay, s/veh / LOS				30.2						B		

## MultiModal Results

	EB	WB	NB	SB
Pedestrian LOS Score / LOS	1.7	A	1.7	A
Bicycle LOS Score / LOS		F	1.8	A

## -WAY STOP CONTROL SUMMARY

Analyst:  
 Agency/Co.:  
 Date Performed: MAY 2012  
 Analysis Time Period: 11 AM-12 PM  
 Intersection: ROUTE 32 & EPIPHANY DR/WALL  
 Jurisdiction:  
 Units: U. S. Customary  
 Analysis Year:  
 Project ID: 1872AMEX  
 East/West Street: HAWK DRIVE/WALL PLACE  
 North/South Street: ROUTE 32  
 Intersection Orientation: SE

Study period (hrs): 0.25

## Main Volumes and Adjustments

Major Street: Approach Movement	Northbound				Southbound	
	L	T	R		T	R
Volume	423	4	4		390	4
Peak-Hour Factor, PHF	0.90	0.90	0.90		0.90	0.90
Hourly Flow Rate, HFR	470	4	4		433	4
Percent Heavy Vehicle	--	--			--	--
Median Type/Storage	Undivided			/		
RT Channelized?						
Lanes	1	1	0		1	1
Configuration	L	TR			L	TR
Upstream Signal?	No				No	

Minor Street: Approach Movement	Westbound				Eastbound	
	L	T	R		T	R
Volume	4	4	4		22	22
Peak Hour Factor, PHF	0.90	0.90	0.90		0.90	0.90
Hourly Flow Rate, HFR	4	4	4		24	24
Percent Heavy Vehicle	5	5	5		5	5
Percent Grade (%)					-4	
Flared Approach: Ex	Storage			No	/	/
Lanes	0	1	0		0	1
Configuration	LTR				LT	R

Approach Movement Lane Config	Delay	Queue Length, and Level of Service					
		Westbound			Eastbound		
		8	9		10	11	12
		LTR			LT		R
v (vph)	8	4	12		26	24	
C(m) (vph)	1	1072	240		295	645	
v/c	0	0.03	0.05		0.09	0.04	
95% queue length	0	1.11	0.16		0.29	0.12	
Control Delay	8	8.4	20.8		18.4	10.8	
LOS			C		C	B	
Approach Delay			20.8			14.7	
Approach LOS			C			B	

## -WAY STOP CONTROL SUMMARY

Analyst:  
 Agency/Co.:  
 Date Performed: JUNE 2012  
 Analysis Time Period: 4 PM HOUR  
 Intersection: ROUTE 32 & EPIPHANY DR/WALL  
 Jurisdiction:  
 Units: U. S. Customary  
 Analysis Year:  
 Project ID: 1872PMEN  
 East/West Street: EPIPHANY DRIVE/WALL PLACE  
 North/South Street: ROUTE 32  
 Intersection Orientation: N/S

Study period (hrs): 0.25

## Main Volumes and Adjustments

Major Street: Approach Movement	Northbound				Southbound		
	1 L	2 T	3 R		4 L	5 T	6 R
Volume	24	629	12		5	654	14
Peak-Hour Factor, PHF	0.90	0.90	0.90		0.90	0.90	0.90
Hourly Flow Rate, HFR	26	698	13		5	726	15
Percent Heavy Vehicle	5	--	--		5	--	--
Median Type/Storage	Undivided			/			
RT Channelized?							
Lanes	1	1	0		1	1	0
Configuration	L		TR		L		TR
Upstream Signal?	No				No		

Minor Street: Approach Movement	Westbound				Eastbound		
	7 L	8 T	9 R		10 L	11 T	12 R
Volume	5	1	7		8	4	41
Peak Hour Factor, PHF	0.90	0.90	0.90		0.90	0.90	0.90
Hourly Flow Rate, HFR	5	1	7		8	4	45
Percent Heavy Vehicle	5	5	5		5	5	5
Percent Grade (%)	4				-4		
Flared Approach: Ex	Storage			No	/		
Lanes	0	1	0		0	1	1
Configuration		LTR			LT		R

## Queue Length, and Level of Service

Approach Movement Lane Config	Delay s	Westbound				Eastbound		
		7 L	8 T	9 R		10 L	11 T	12 R
v (vph)		5	14			12		45
C(m) (vph)		875	105			139		450
v/c		0.01	0.13			0.09		0.10
95% queue length		0.02	0.44			0.28		0.33
Control Delay			44.5			33.3		13.9
LOS			E			D		B
Approach Delay			44.5				18.0	
Approach LOS			E				C	

## 4-WAY STOP CONTROL SUMMARY

Analyst:

Agency/Co.:

Date Performed:

JANUARY 2012

Analysis Time Period:

1 AM HOUR

Intersection:

ROUTE 32 &amp; EPIPHANY DR/WALL

Jurisdiction:

Units: U. S. Customary

Analysis Year:

TO BUILD TRAFFIC VOLUMES

Project ID: 1872AMN

East/West Street:

EPIPHANY DRIVE/WALL PLACE

North/South Street:

ROUTE 32

Intersection Orientation:

N

Study period (hrs): 0.25

## Major Street Volumes and Adjustments

Major Street: Approach  
Movements

## Northbound

## Southbound

1	2	3	4	5	6
L	T	R	L	T	R

Volume

27	443	4	4	435	29
----	-----	---	---	-----	----

Peak-Hour Factor, PHF

0.90	0.90	0.90	0.90	0.90	0.90
------	------	------	------	------	------

Hourly Flow Rate, HFR

30	492	4	4	483	32
----	-----	---	---	-----	----

Percent Heavy Vehicle

0	--	--	5	--	--
---	----	----	---	----	----

Median Type/Storage

Undivided /

RT Channelized?

Lanes

1	1	0	1	1	0
---	---	---	---	---	---

Configuration

L		TR	L		TR
---	--	----	---	--	----

Upstream Signal?

No			No		
----	--	--	----	--	--

Minor Street: Approach  
Movements

## Westbound

## Eastbound

7	8	9	10	11	12
L	T	R	L	T	R

Volume

2	4		62	2	52
---	---	--	----	---	----

Peak Hour Factor, PHF

0.90	0.90	0.90	0.90	0.90	0.90
------	------	------	------	------	------

Hourly Flow Rate, HFR

7	2	4	68	2	57
---	---	---	----	---	----

Percent Heavy Vehicle

5	5	5	5	5	5
---	---	---	---	---	---

Percent Grade (%)

4			-4		
---	--	--	----	--	--

Flared Approach: Ex

Storage No / /

Lanes

0	1	0	0	1	1
---	---	---	---	---	---

Configuration

LTR			LT		R
-----	--	--	----	--	---

De

## Queue Length, and Level of Service

Approach

## Westbound

## Eastbound

Movement

4	7	8	9	10	11	12
---	---	---	---	----	----	----

Lane Config

L		LTR		LT		R
---	--	-----	--	----	--	---

v (vph)

4		13		70		57
---	--	----	--	----	--	----

C(m) (vph)

1882		178		242		598
------	--	-----	--	-----	--	-----

v/c

0.03		0.07		0.29		0.10
------	--	------	--	------	--	------

95% queue length

0.01		0.23		1.16		0.31
------	--	------	--	------	--	------

Control Delay

4		26.8		25.8		11.7
---	--	------	--	------	--	------

LOS

A		D		D		B
---	--	---	--	---	--	---

Approach Delay

		26.8			19.5	
--	--	------	--	--	------	--

Approach LOS

		D			C	
--	--	---	--	--	---	--



## FIVE STOP CONTROL SUMMARY

Analyst:  
 Agency/Co.:  
 Date Performed: JUNE 2012  
 Analysis Time Period: PM HOUR  
 Intersection: ROUTE 32 & EPIPHANY DR/WALL  
 Jurisdiction:  
 Units: U. S. Customary  
 Analysis Year:  
 Project ID: 1872PMN  
 East/West Street: EPIPHANY DRIVE/WALL PLACE  
 North/South Street: ROUTE 32  
 Intersection Orientation: NB

Study period (hrs): 0.25

## Approach Volumes and Adjustments

Major Street: Approach Movement	Northbound			Southbound		
	1 L	2 T	3 R	4 L	5 T	6 R
Volume	101	656	13	5	672	82
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR	112	728	14	5	746	91
Percent Heavy Vehicle	0	--	--	5	--	--
Median Type/Storage	Undivided			/		
RT Channelized?						
Lanes	1	1	0	1	1	0
Configuration	L		TR	L		TR
Upstream Signal?	No			No		

Minor Street: Approach Movement	Westbound			Eastbound		
	7 L	8 T	9 R	10 L	11 T	12 R
Volume	5	3	7	104	6	119
Peak Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR	6	3	7	115	6	132
Percent Heavy Vehicle	5	5	5	5	5	5
Percent Grade (%)	4			-4		
Flared Approach: EB	Storage			/		
Lanes	0	1	0	0	1	1
Configuration	LTR			LT R		

Approach Movement Lane Config	Westbound			Eastbound		
	7 L	8 LTR	9 L	10 LT	11 R	12 R
v (vph)	16			121		132
C(m) (vph)	46			79		420
v/c	0.01	0.35		1.53		0.31
95% queue length	1.02	1.21		9.85		1.33
Control Delay	120.3			384.0		17.5
LOS	F			F		C
Approach Delay	120.3				192.8	
Approach LOS	F				F	

Analyst: R.H.  
Agency: JCE  
Date: FEBRUARY 2001  
Period: PEAK AM HOUR  
Project ID: 1872AMNH  
E/W St: EPIPHANY DR

Inter.: NYS RTE 32 & EPIPHANY DR/WALL  
Area Type: All other areas  
Jurisd:  
Year : 2015 NO-BUILD TRAFFIC VOLUMES

L PLACE N/S St: NYS ROUTE 32

SIGNALIZED INTERSECTION SUMMARY

	Eastbound		Westbound			Northbound			Southbound		
	L	T	L	T	R	L	T	R	L	T	R
No. Lanes	0		0	1	0	1	1	0	1	1	0
LGConfig			LTR			L TR			L TR		
Volume	62	2	7	2	4	27	443	4	4	435	29
Lane Width		13.		12.0		12.0 12.0			12.0 12.0		
RTOR Vol					0			0			0

Duration 0.25

Type: All other areas  
Signal Operations

Phase Combination		3	4		5	6	7	8
EB	Left			NB	Left	A		
	Thru				Thru	A		
	Right				Right	A		
	Peds				Peds			
WB	Left			SB	Left		A	
	Thru				Thru		A	
	Right				Right		A	
	Peds				Peds			
NB	Right			EB	Right			
SB	Right			WB	Right			
Green		22.			10.0	53.0		
Yellow		4.0			4.0	4.0		
All Red		1.0			1.0	1.0		

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Flow Rate v/c	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
LT	308	1000	0.23	0.22	32.4	C	32.1	C
R	357	1000	0.16	0.22	31.8	C		
Westbound								
LTR	335	1000	0.04	0.22	30.8	C	30.8	C
Northbound								
L	505	1000	0.06	0.68	7.1	A		
TR	1223	1000	0.41	0.68	7.3	A	7.3	A
Southbound								
L	464	1000	0.01	0.53	11.1	B		
TR	955	1000	0.54	0.53	16.1	B	16.0	B

Intersection Delay = 14.1 (sec/veh) Intersection LOS = B

# Signalized Intersections Release 5.5

Analyst: R.H.  
 Agency: JCE  
 Date: FEBRUARY 2015  
 Period: PEAK PM HOUR  
 Project ID: 1872PMNH  
 E/W St: EPIPHANY DR

Inter.: NYS RTE 32 & EPIPHANY DR/WALL  
 Area Type: All other areas  
 Jurisd:  
 Year : 2015 NO-BUILD TRAFFIC VOLUMES

PLACE N/S St: NYS ROUTE 32

## SIGNALIZED INTERSECTION SUMMARY

	Eastbound		Westbound			Northbound			Southbound		
	L	T	L	T	R	L	T	R	L	T	R
No. Lanes	0		0	1	0	1	1	0	1	1	0
LGConfig			LTR			L TR			L TR		
Volume	104	6	6	3	7	101	656	13	5	672	82
Lane Width	13		12.0			12.0 12.0			12.0 12.0		
RTOR Vol			0			0			0		

Duration 0.25

Type: All other areas

### Signal Operations

Phase Combination		1	3	4	5	6	7	8
EB	Left	A			NB Left	A	A	
	Thru	A			Thru	A	A	
	Right	A			Right	A	A	
	Peds				Peds			
WB	Left	A			SB Left		A	
	Thru	A			Thru		A	
	Right	A			Right		A	
	Peds				Peds			
NB	Right				EB Right			
SB	Right				WB Right			
Green		22.0				10.0	53.0	
Yellow		4.0				4.0	4.0	
All Red		1.0				1.0	1.0	

Cycle Length: 100.0 secs

### Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	F	e	Ratios		Lane Group		Approach	
				v/c	g/c	Delay	LOS	Delay	LOS
Eastbound									
LT	304	1		0.40	0.22	34.3	C	34.0	C
R	357	1		0.37	0.22	33.8	C		
Westbound									
LTR	336	1		0.05	0.22	30.8	C	30.8	C
Northbound									
L	279	1		0.40	0.58	16.6	B		
TR	1221	1		0.61	0.58	9.6	A	10.5	B
Southbound									
L	352	1		0.02	0.53	11.2	B		
TR	948	1		0.88	0.53	30.7	C	30.6	C

Intersection v = 22.3 (sec/veh) Intersection LOS = C

# Signalized Intersections Release 5.5

Analyst: R.H.  
 Agency: JCE  
 Date: FEBRUARY 2015  
 Period: PEAK AM HOUR  
 Project ID: 1872AMB  
 E/W St: EPIPHANY DR

Inter.: NYS RTE 32 & EPIPHANY DR/WALL  
 Area Type: All other areas  
 Jurisd:  
 Year : 2015 BUILD TRAFFIC VOLUMES  
 N/S St: NYS ROUTE 32

## SIGNALIZED INTERSECTION SUMMARY

	Eastbound		Westbound			Northbound			Southbound		
	L	T	L	T	R	L	T	R	L	T	R
No. Lanes	0		0	1	0	1	1	0	1	1	0
LGConfig			LTR			L	TR		L	TR	
Volume	76	2	7	2	4	30	443	4	4	435	35
Lane Width		13		12.0		12.0	12.0		12.0	12.0	
RTOR Vol					0			0			0

Duration 0.25

Area Type: All other areas  
 Signal Operations

Phase Combination 1			3	4	5	6	7	8
EB	Left	A			NB	Left	A	A
	Thru	A				Thru	A	A
	Right	A				Right	A	A
	Peds					Peds		
WB	Left	A			SB	Left	A	
	Thru	A				Thru	A	
	Right	A				Right	A	
	Peds					Peds		
NB	Right				EB	Right		
SB	Right				WB	Right		
Green	22					10.0	53.0	
Yellow	4					4.0	4.0	
All Red	1					1.0	1.0	

Cycle Length: 100.0 secs

## Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	F	v/c	Ratios		Lane Group		Approach	
					g/c	Delay	LOS	Delay	LOS
Eastbound									
LT	303	1	0.28	0.22	33.0	C	32.5	C	
R	357	1	0.19	0.12	32.0	C			
Westbound									
LTR	334	1	0.04	0.22	30.8	C	30.8	C	
Northbound									
L	500	1	0.07	0.68	7.2	A			
TR	1223	1	0.41	0.68	7.3	A	7.3	A	
Southbound									
L	464	1	0.01	0.53	11.1	B			
TR	953	1	0.55	0.53	16.2	B	16.2	B	

Intersection Delay = 14.6 (sec/veh) Intersection LOS = B

Analyst: R.H.  
 Agency: JCE  
 Date: FEBRUARY 20  
 Period: PEAK PM HOU  
 Project ID: 1872PME  
 E/W St: EPIPHANY DR

Inter.: NYS RTE 32 & EPIPHANY DR/WALL  
 Area Type: All other areas  
 Jurisd:  
 Year : 2015 BUILD TRAFFIC VOLUMES

E PLACE

N/S St: NYS ROUTE 32

## SIGNALIZED INTERSECTION SUMMARY

	Eastbound		Westbound			Northbound			Southbound		
	L	T	L	T	R	L	T	R	L	T	R
No. Lanes	0		0	1	0	1	1	0	1	1	0
LGConfig			LTR			L TR			L TR		
Volume	114	6	6	3	7	110	656	13	5	672	99
Lane Width	13		12.0			12.0 12.0			12.0 12.0		
RTOR Vol			0			0			0		

Duration 0.25

Type: All other areas

## Signal Operations

Phase Combination 1			3	4		5	6	7	8
EB	Left	A			NB	Left	A	A	
	Thru	A				Thru	A	A	
	Right	A				Right	A	A	
	Peds					Peds			
WB	Left	A			SB	Left	A		
	Thru	A				Thru	A		
	Right	A				Right	A		
	Peds					Peds			
NB	Right				EB	Right			
SB	Right				WB	Right			
Green		25					10.0	53.0	
Yellow		4.					4.0	4.0	
All Red		1.					1.0	1.0	

Cycle Length: 100.0 secs

## Section Performance Summary

Appr/ Lane Grp	Lane Group Capacity	F	g	Ratios		Lane Group		Approach	
				v/c	g/C	Delay	LOS	Delay	LOS
Eastbound									
LT	304			0.44	0.22	34.7	C	34.3	C
R	357			0.39	0.22	33.9	C		
Westbound									
LTR	335			0.05	0.22	30.9	C	30.9	C
Northbound									
L	266			0.46	0.68	18.1	B		
TR	1221			0.61	0.68	9.6	A	10.8	B
Southbound									
L	352			0.02	0.53	11.2	B		
TR	946			0.91	0.53	33.4	C	33.2	C

Intersection

y = 23.8 (sec/veh) Intersection LOS = C

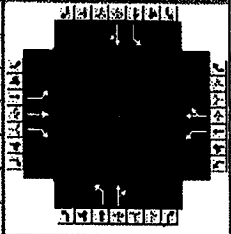
# Signalized Intersection Results Summary

## General Information

Agency	JCE
Analyst	R.H.
Jurisdiction	
Intersection	NYS ROU
File Name	1872AME
Project Description	EXISTING

## Intersection Information

			Duration, h	0.25
	Analysis Date	Feb 8, 2012	Area Type	Other
	Time Period	PEAK AM HOUR	PHF	0.92
0.1	Analysis Year	2012	Analysis Period	1> 7:00



## Demand Information

Approach Movement	
Demand (v), veh/h	

EB			WB			NB			SB		
L	T	R	L	T	R	L	T	R	L	T	R
119	146	2	40	238	53	135	281	33	63	276	111

## Signal Information

Cycle, s	100.0	Reference
Offset, s	0	Reference
Uncoordinated	No	Simult. G.
Force Mode	Fixed	Simult. G.

Phase	Duration, s	Offset, s	Priority	Phase	Duration, s	Offset, s	Priority	Phase	Duration, s	Offset, s	Priority	Phase	Duration, s	Offset, s	Priority
1	14.0	0.0	0.0	5	14.0	0.0	0.0	2	14.0	0.0	0.0	6	14.0	0.0	0.0
2	27.0	0.0	0.0	6	27.0	0.0	0.0	3	14.0	0.0	0.0	7	14.0	0.0	0.0
3	0.0	0.0	0.0	7	0.0	0.0	0.0	4	14.0	0.0	0.0	8	14.0	0.0	0.0
4	0.0	0.0	0.0	8	0.0	0.0	0.0								

## Timer Results

Assigned Phase	
Case Number	9.0
Phase Duration, s	13.0
Change Period, (Y+R), s	5.0
Max Allow Headway (MAH), s	3.0
Queue Clearance Time (qs), s	9.0
Green Extension Time (ge), s	0.0
Phase Call Probability	1.00
Max Out Probability	0.01

EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
4	8	5	2	1	6		
9.0	10.0	1.4	4.0	1.4	4.0		
13.0	32.0	12.0	37.0	12.0	37.0		
5.0	5.0	5.0	5.0	5.0	5.0		
3.0	3.0	3.0	0.0	3.0	0.0		
9.0	17.7	2.0		2.0			
0.0	0.5	0.2	0.0	0.2	0.0		
1.00	1.00	1.00		1.00			
0.01	0.01	0.13		0.13			

## Movement Group Results

Approach Movement	
Assigned Movement	
Adjusted Flow Rate (s <sup>-1</sup> ), veh/h	
Adjusted Saturation Flow Rate (s <sup>-1</sup> )	
Queue Service Time (gs), s	
Cycle Queue Clearance Time (qc), s	
Capacity (c), veh/h	
Volume-to-Capacity (v/c)	
Available Capacity (ac), veh/h	
Back of Queue (Q), veh (5th)	
Overflow Queue (Qo), veh	
Queue Storage Ratio (RSQ) (both)	
Uniform Delay (di), s/veh	
Incremental Delay (di), s/veh	
Initial Queue Delay (di), s/veh	
Control Delay (d), s/veh	
Level of Service (LOS)	
Approach Delay, s/veh	
Intersection Delay, s/veh	

EB			WB			NB			SB		
L	T	R	L	T	R	L	T	R	L	T	R
3	8	18	5	2	12	1	6	16			
43	316		147	335		68	397				
1774	1786		1774	1852		1774	1793				
1.8	15.7		0.0	15.0		0.0	19.3				
1.8	15.7		0.0	15.0		0.0	19.3				
479	482		321	593		373	574				
0.091	0.656		0.457	0.565		0.184	0.691				
479	482		321	593		373	574				
0.8	6.9		3.3	6.9		1.3	8.9				
0.0	0.0		0.0	0.0		0.0	0.0				
0.10	1.00		0.31	0.00		0.33	0.00				
27.3	32.4		37.9	28.2		30.9	29.7				
0.0	2.6		0.4	3.9		0.1	6.7				
0.0	0.0		0.0	0.0		0.0	0.0				
27.3	35.6		38.2	32.1		31.0	36.4				
C	C		D	C		C	D				
34.0	C		34.0	C		35.6	D				
D											

## Multimodal Results

Pedestrian LOS Score	
Bicyclist LOS Score	

NB			SB		
L	T	R	L	T	R
1.8	A		1.9	A	
1.1	A		1.3	A	

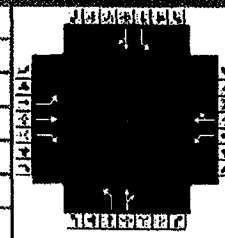
# Signalized Intersection Results Summary

## General Information

Agency  
Analyst  
Jurisdiction  
Intersection  
File Name  
Project Description

## Intersection Information

Duration, h 0.25  
Analysis Date Feb 8, 2012  
Area Type Other  
Time Period PEAK PM HOUR  
PHF 0.92  
Analysis Year 2012  
Analysis Period 1> 7:00



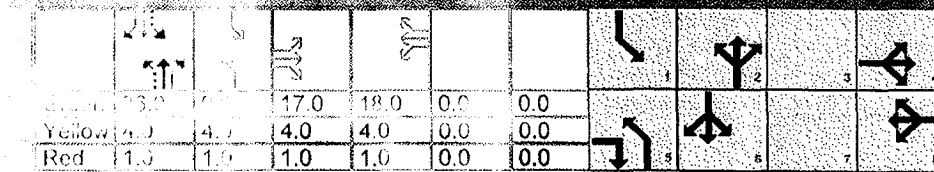
## Demand Information

Approach Movement  
Demand (v, veh/h)

EB			WB			NB			SB		
L	T	R	L	T	R	L	T	R	L	T	R
85	281	149	90	288	43	192	377	74	179	434	104

## Signal Information

Cycle, s 100.0  
Offset, s 0  
Uncoordinated No  
Force Mode Fixed



## Timer Results

Assigned Phase  
Case Number  
Phase Duration, s  
Change Period, (s)  
Max allow Headway  
Queue Clearance Time  
Green Extension Time  
Phase Call Probability  
Max Out Probability

EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
				8		5	2		1	6	
	9.0			10.0		1.4	4.0		1.4	4.0	
	22.0			23.0		14.0	41.0		14.0	41.0	
	5.0			5.0		5.0	5.0		5.0	5.0	
	3.0			3.0		3.0	0.0		3.0	0.0	
	17.0			17.0		2.0			2.0		
	0.0			0.0		0.5	0.0		0.5	0.0	
				1.00		1.00			1.00		
				1.00		0.05			0.05		

## Movement Group

Approach Movement  
Assigned Movement  
Adjusted Flow Rate  
Adjusted Saturation  
Queue Service Time  
Cycle Queue Clearance  
Capacity (c, veh/h)  
Volume to Capacity  
Available Capacity  
Back of Queue (Q)  
Overlapped Queue (C)  
Queue to Green Ratio  
Uniform Delay (d<sub>u</sub>)  
Incremental Delay  
Initial Queue Delay  
Control Delay (d)  
Level of Service (LOS)  
Approach Delay  
Intersection Delay

EB			WB			NB			SB		
L	T	R	L	T	R	L	T	R	L	T	R
3	8	18	5	2	12	1	6	16			
98	316		209	414		195	476				
1774	1843		1774	1878		1774	1869				
4.8	17.0		0.0	18.1		0.0	21.9				
4.8	17.0		0.0	18.1		0.0	21.9				
319	351		361	676		405	673				
0.305	0.305		0.578	0.613		0.481	0.708				
319	351		361	676		405	673				
2.0	10.5		4.7	8.3		4.1	10.2				
0.0	0.0		0.0	0.0		0.0	0.0				
0.26	0.00		0.4	0.00		1.05	0.00				
35.6	40.6		7.0	26.3		33.4	27.5				
0.2	0.0		1.5	4.1		0.3	6.2				
0.0	0.0		0.0	0.0		0.0	0.0				
35.8	40.6		3.6	30.4		33.8	33.7				
D			D			D			D		
33.1	C		33.7	C							

Multilane  
Pedestrian  
Bicycle

NB			SB		
L	T	R	L	T	R
1.8	A		1.9	A	
1.5	A		1.6	A	

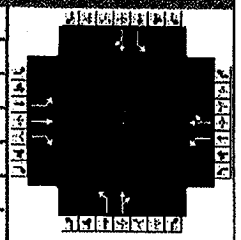
# Signalized Intersection Results Summary

## General Information

Agency  
Analyst  
Jurisdiction  
Intersection  
File Name  
Project Description

## Intersection Information

Duration, s 0.25  
Analysis Date Feb 8, 2012  
Area Type Other  
Time Period PEAK AM HOUR  
PHF 0.92  
Analysis Year 2015  
Analysis Period 1> 7:00



## Demand Information

Approach Movement  
Demand (v), veh/h

EB			WB			NB			SB		
L	T	R	L	T	R	L	T	R	L	T	R
141	168	57	55	253	56	62	304	40	67	306	122

## Signal Information

Cycle, s 100.0  
Offset, s 0.0  
Uncoordinated  
Force Mode Fixed

EB			WB			NB			SB		
L	T	R	L	T	R	L	T	R	L	T	R
141	168	57	55	253	56	62	304	40	67	306	122
Yellow 4.0	4.0	4.0	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red 1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

## Timer Results

Assigned Phase  
Case Number  
Phase Duration, s  
Change Period, (s)  
Max Approach Headway  
Queue Clearance Time  
Green Extension Time  
Phase Change Probability  
Max Green Probability

EB			WB			NB			SB		
L	T	R	L	T	R	L	T	R	L	T	R
141	168	57	55	253	56	62	304	40	67	306	122
Yellow 4.0	4.0	4.0	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red 1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

## Movement Group Results

Approach Movement  
Assigned Movement  
Adjusted Flow Rate  
Adjusted Saturation  
Queue Clearance Time  
Cycle Queue Clearance  
Capacity (v), veh/h  
Volume-to-Capacity Ratio  
Available Capacity  
Back Queue (ft)  
Overturn Queue  
Queue Clearance Ratio  
Uniform Delay (s)  
Incremental Delay  
Initial Queue Delay  
Control Delay (s)  
Level of Service  
Applicable Delay  
Intersection Capacity  
Multiple Roadway  
Pedestrian Delay  
Bicycle Delay

EB			WB			NB			SB		
L	T	R	L	T	R	L	T	R	L	T	R
141	168	57	55	253	56	62	304	40	67	306	122
Yellow 4.0	4.0	4.0	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red 1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0



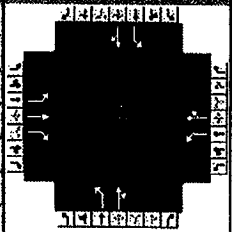
# 010 Signalized Intersection Results Summary

## General Information

Agency  
Analyst  
Jurisdiction  
Intersection  
File Name  
Project Description

## Intersection Information

Duration: 0.25  
Area Type: Other  
PHF: 0.92  
Analysis Period: 1> 7:00



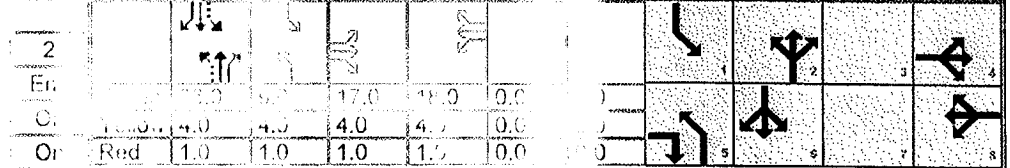
## Demand Information

Approach Movement  
Demand (v), veh/h

EB			WB			NB			SB		
L	T	R	L	T	R	L	T	R	L	T	R
133	331	138	137	309	46	250	412	90	195	505	121

## Signal Information

Cycle, s: 100  
Offset, s:  
Uncoordinated:  
Force Mode: Full



## Timing Results

Assigned Phase  
Case Number  
Phase Duration, s  
Change Period  
Max Allow. Headway  
Queue Clearance  
Green Extension  
Phase Change Probability  
Max Change Probability

EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
5	2	1	6	4	4.0	1.4	4.0	4.0
23.0	23.0	23.0	23.0	23.0	41.0	14.0	41.0	41.0
5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
3.0	3.0	3.0	3.0	3.0	0.0	3.0	0.0	0.0
2.0	2.0	2.0	2.0	2.0	0.0	2.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	1.00	0.08	0.08

## Movement Group

Approach Movement  
Assigned Movement  
Adjustment Factor  
Adjustment Factor  
Queue Clearance  
Cycle Change Cost  
Capacity (veh)  
Volume-to-Capacity  
Available Capacity  
Back of Queue (ft)  
Overhead Clearance  
Queue Length  
Uniform Delay  
Incremental Delay  
Initial Queue Length  
Control Delay  
Level of Service  
Approach Grade  
Intersection  
Movement  
Peak Hour Volume  
Delay

EB			WB			NB		SB		
L	T	R	L	T	R	T	R	L	T	R
4	12	13	3	3	13	2	12	1	6	16
145	145	145	145	145	145	460		212	563	
17.0	17.0	17.0	17.0	17.0	17.0	1873		1774	1864	
7.4	7.4	7.4	7.4	7.4	7.4	20.8		0.0	27.7	
7.4	7.4	7.4	7.4	7.4	7.4	20.8		0.0	27.7	
0.682	0.682	0.682	0.682	0.682	0.682	674		372	671	
0.682	0.682	0.682	0.682	0.682	0.682	0.682		0.569	0.839	
674			674			674		372	671	
9.7			9.7			9.7		4.7	13.7	
0.0			0.0			0.0		0.0	0.0	
0.00			0.00			0.00		1.20	0.00	
27.1			27.1			27.1		36.4	29.3	
5.5			5.5			5.5		1.3	12.0	
0.0			0.0			0.0		0.0	0.0	
32.7			32.7			32.7		37.7	41.4	
C			C			C		D	D	
2		D	2		D	2		40.3		D
E										
NB						SB				
8		A	8		A	8		1.9		A
.7		A	.7		A	.7		1.8		A





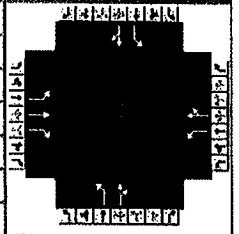
# Signalized Intersection Results Summary

## General Information

Agency  
Analyst  
Jurisdiction  
Intersection  
File Name  
Project Description

## Intersection Information

Duration: 0.25  
Area Type: Other  
PHF: 0.92  
Analysis Year: 2015  
Analysis Period: 1> 7:00



## Demand Information

Approach Movement  
Demand (v), veh/h

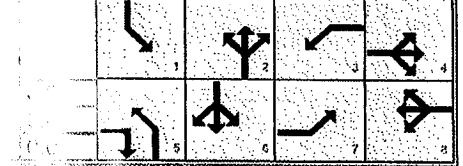
EB			WB		
L	T	R	L	T	R
141	168	87	68	253	56

NB			SB		
L	T	R	L	T	R
162	311	47	67	309	122

## Signal Information

Cycle, s: 10  
Offset, s  
Lead, s  
Follow, s  
Red, s

EB	WB	NB	SB
L	L	L	L
T	T	T	T
R	R	R	R
Y	Y	Y	Y
R	R	R	R



## Timing Results

Assigned Phase  
Cycle Number  
Phase Duration, s  
Cycle Period, s  
Max Green, s  
Clearance, s  
Extension, s  
Pre-Set Phase  
Max Out Problem

EB	WB	NB	SB
L	L	L	L
T	T	T	T
R	R	R	R
Y	Y	Y	Y
R	R	R	R

NB	SB
L	L
T	T
R	R
Y	Y
R	R

## Performance Measures

Delay, s  
Queue, ft  
Stop, s  
Fuel, gal  
Emissions, lb  
Cost, \$  
Level of Service  
Queue, ft  
Stop, s  
Fuel, gal  
Emissions, lb  
Cost, \$  
Level of Service

EB	WB	NB	SB
L	L	L	L
T	T	T	T
R	R	R	R
Y	Y	Y	Y
R	R	R	R

NB	SB
L	L
T	T
R	R
Y	Y
R	R

## Summary

Level of Service  
Queue, ft  
Stop, s  
Fuel, gal  
Emissions, lb  
Cost, \$

EB	WB	NB	SB
L	L	L	L
T	T	T	T
R	R	R	R
Y	Y	Y	Y
R	R	R	R

NB	SB
L	L
T	T
R	R
Y	Y
R	R



11.11.11.11.11

STANDARD

## LEVEL OF SERVICE STANDARDS

### LEVEL OF SERVICE STANDARDS FOR SIGNALIZED INTERSECTIONS

Level of service for signalized intersections should be characterized for the entire intersection, each intersection approach, and each lane. Control delay alone is used to characterize LOS for the entire intersection. Control delay and volume-to-capacity (v/c) ratio are used to characterize LOS for each lane group. Delay quantifies the increase in travel time due to traffic signals. Delay is a measure of time lost to idling and fuel consumption. The volume-to-capacity ratio is a measure of how much a phase's capacity is utilized by a lane group.

**LOS A** is characterized by a control delay of 10 s/veh or less and a volume-to-capacity ratio of 0.5 or less. This level is typically assigned when the volume-to-capacity ratio is low and the intersection is operating in a free-flow state or the cycle length is very short. If it is due to fast travel, it is a result of a vehicle arriving during the green indication and travel through the intersection without stopping.

**LOS B** is characterized by a control delay between 10 and 20 s/veh and a volume-to-capacity ratio between 0.5 and 1.0. This level is typically assigned when the volume-to-capacity ratio is low to medium and the intersection is operating in a free-flow state or the cycle length is short. More vehicles stop than in LOS A.

**LOS C** is characterized by a control delay between 20 and 35 s/veh and a volume-to-capacity ratio between 1.0 and 1.5. This level is typically assigned when progression is favorable or the cycle length is short.

**LOS D** is characterized by a control delay between 35 and 55 s/veh and a volume-to-capacity ratio between 1.5 and 2.0. This level is typically assigned when the volume-to-capacity ratio is high and the intersection is operating in a free-flow state or the cycle length is long.

**LOS C** is characterized by control delay between 55 and 80 s/veh and a volume-to-capacity ratio between 0.65 and 1.0. This level is typically assigned when the volume-to-capacity ratio is close to 1.0, the signal is favorable, and the cycle length is long.

**LOS F** is characterized by control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is poor, and the cycle length is long.

A lane group is assigned LOS D or less than 80 s/veh when the volume-to-capacity ratio exceeds 1.0. This occurs when the cycle length is short, the signal progression is favorable, and the volume-to-capacity ratio is close to 1.0. Both the cycle length and volume-to-capacity ratio are considered when assigning LOS. A volume-to-capacity ratio of 1.0 or more indicates that cycle capacity is fully utilized. From a capacity perspective (just as delay in excess of 80 s/veh represents poor progression perspective).

The signal timing parameters and signal characteristics are given in Exhibit 18-4 from the *2010 Highway Capacity Manual*, published by the Transportation Research Board.

Exhibit 18-4

LOS	LOS by Volume-to-Capacity Ratio	
	$v/c \leq 1.0$	$v/c > 1.0$
A		F
B		F
C		F
D		F
E		F
F		F

When the volume-to-capacity ratio is greater than 1.0, LOS is determined solely by control delay.



## LEVEL

## CRITERIA

### FOUR-LE

### CONTROLLED (TWSC) UNSIGNALLED INTERSECTIONS

Level of service for a two-way stop-controlled (TWSC) intersection is determined by the computed average delay. For motor vehicles, LOS is determined for each minor-street approach (left-turn, through and right-turn) as well as major-street left turns. LOS is not defined for the intersection for major-street right approaches.

The criteria for TWSC unsignalized intersections are given in Exhibit 19-1 from the *Highway Manual* published by the Transportation Research Board.

LOS	LOS by Volume-to-Capacity Ratio	
	$v/c \leq 1.0$	$v/c > 1.0$
A	A	F
B	B	F
C	C	F
D	D	F
E	E	F
F	F	F

For each lane on a given approach and to each approach on the minor street. Not for individual approaches or for the intersection as a whole.

As E or F, this approach is assigned no movement if the volume-to-capacity ratio for the movement is less than 0.5 or if the loss of the control is a way.

The criteria for the four-way stop-controlled intersections are somewhat different from the criteria for the other types of intersections.

LEVEL OF SERVICE CRITERIA

FOR ALL-WAY STOP-CONTROLLED (AWSC) UNSIGNALLED INTERSECTIONS

The criteria for all-way stop-controlled (AWSC) intersections are given in Exhibit 20-1. In the notes, LOS F is assigned if the volume-to-capacity (v/c) ratio of a lane is greater than 1.0 and the control delay. For assessment of LOS at the approach and intersection, the average control delay.

The criteria for AWSC signalized intersections are given in Exhibit 20-2 from the *Highway Capacity Manual* published by the Transportation Research Board.

Exhibit 20-1

LOS	LOS by Volume-to-Capacity Ratio	
	$v/c \leq 1.0$	$v/c > 1.0$
A	A	F
B	B	F
C	C	F
D	D	F
E	E	F
F	F	F

Intersections are also for LOS is defined solely by control delay.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/09/2011

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS

APPLICANT: WARWICK PROPERTIES, LLC

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
08/26/2011	FIRE	08/26/2011	DISAPPROVED . BARNEY MET WITH PFAU AND TALKED ABOUT EVERYTHING THAT HAD TO . CHANGE ON THE PLANS. ONCE WE RECIEVE REVISED PLANS WITH THE . CORRECTIONS, THERE WILL BE ANOTHER REVIEW.*
08/26/2011	HIGHWAY	09/12/2011	DISAPPROVED . IF THIS IS GOING TO BE A TOWN OF NEW WINDSOR ROAD, MORE . SPECIFICATIONS ARE NEEDED.
08/26/2011	SEWER / WATER	09/14/2011	DISAPPROVED . NEEDS WATER AND SEWER UTILITY DETAIL PLAN TO REVIEW.
08/26/2011	911	09/13/2011	DISAPPROVED . CONCEPTUAL PLANS NOT SUITABLE FOR E-911 NUMBERING, SITE . LAYOUT ACKWARD TO NUMBER FOR E-911 AND ASSIGNED ADDRESS . WOULD NOT MEET U.S. POST OFFICE SCHEME.



RESULTS OF P.B. MEETING OF: September 14, 2011

PROJECT: Temple Hill Apartments Site plan P.B. # 11-14

**LEAD AGENCY:**

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y ☐ N ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐

TAKE LEAD AGENCY: Y ☐ N ☐

CARRIED: Y ☐ N ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐

CARRIED: Y ☐ N ☐

**PUBLIC HEARING:** WAIVED: ☐ CLOSED: ☐

M) ☐ S) ☐ VOTE: A ☐ N ☐ SCHEDULE P.H.: Y ☐ N ☐

SEND TO O.C. PLANNING: Y ☐

SEND TO DEPT. OF TRANSPORTATION: Y ☐

REFER TO Z.B.A.: M) ☐ S) ☐ VOTE: A ☐ N ☐

RETURN TO WORK SHOP: Y ☐ N ☐

**APPROVAL:**

M) ☐ S) ☐ VOTE: A ☐ N ☐ APPROVED: ☐

NEED NEW PLANS: Y ☐ N ☐

**CONDITIONS - NOTES:**

They have to go through Historic.
Traffic Study? Covington? Continental Manor was made about the road traffic. They are going to be upset people.
They will be connecting two state highways with a town Rd.
ask supervisor about getting phil to do the traffic study.
The zoning is not in compliance yet.
There is another plan! That has not yet been submitted.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/14/2011

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS

APPLICANT: WARWICK PROPERTIES, LLC

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
08/26/2011	FIRE	08/26/2011	DISAPPROVED . BARNEY MET WITH PFAU AND TALKED ABOUT EVERYTHING THAT HAD TO . CHANGE ON THE PLANS. ONCE WE RECIEVE REVISED PLANS WITH THE . CORRECTIONS, THERE WILL BE ANOTHER REVIEW.*
08/26/2011	HIGHWAY	09/12/2011	DISAPPROVED . IF THIS IS GOING TO BE A TOWN OF NEW WINDSOR ROAD, MORE . SPECIFICATIONS ARE NEEDED.
08/26/2011	SEWER / WATER	09/14/2011	DISAPPROVED . NEEDS WATER AND SEWER UTILITY DETAIL PLAN TO REVIEW.
08/26/2011	911	09/13/2011	DISAPPROVED . CONCEPTUAL PLANS NOT SUITABLE FOR E-911 NUMBERING, SITE . LAYOUT ACKWARD TO NUMBER FOR E-911 AND ASSIGNED ADDRESS . WOULD NOT MEET U.S. POST OFFICE SCHEME.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 AIRPORT CENTER DRIVE  
SUITE 202

NEW WINDSOR, NEW YORK 12553  
(845) 567-3100

FAX: (845) 567-3232

E-MAIL: [MHENT@MHEPC.COM](mailto:MHENT@MHEPC.COM)

WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** TEMPLE HILL APARTMENTS SITE PLAN  
(WARWICK PROPERTIES LLC)  
**PROJECT LOCATION:** OFF TEMPLE HILL RD (NYS ROUTE 300)  
SECTION 35 - BLOCK 1 - LOT 28  
**PROJECT NUMBER:** 11-14  
**DATE:** 14 SEPTEMBER 2011  
**CONSULTANT:** PIETRZAK & PFAU  
**DESCRIPTION:** THE APPLICATION PROPOSES A 260-UNIT MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT (182 TOTALLY-AFFORDABLE  
SENIOR CITIZEN HOUSING UNITS AND 78 WORKFORCE HOUSING  
UNITS) ON A TOTAL OF 18.5 +/- ACRES. THE PLAN WAS  
REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is located in the R-4 zoning district of the Town and the Historic Corridor. The proposed senior housing is allowable as a Special Permit Use from the Town Board; however, the workforce housing is not permitted under current zoning in this area or as an accessory to the senior housing. As part of the referral to the Town Board, this matter can be addressed.
2. We have performed a concept review of the site plan and EAF submitted and have the following general comments:
  - The project is laid-out with a thru-road aligned to the roadway of the Patriot Bluff (RPA) Site Plan, which is consistent with the long-term goals of the Town for a connector road between Rt. 300 and Rt. 32 (avoiding Five-Corners). From a planning standpoint, this interconnection would seem beneficial on a townwide basis.
  - Parking provided for the project is based on 1 space per senior unit and 2 spaces per workforce housing unit, with no additional guest spaces shown.

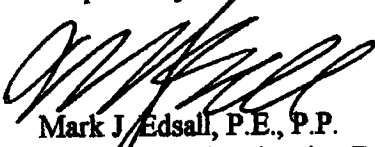
**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- The plan includes internal lines which we would understand to be phase line for the overall project. (EAF response B 7 a notes 3 phases).
- The applicant has submitted a Full EAF for the project. In review of Section 25 (approvals required) I note:
  - Indication that an application has been made to the Town Board regarding an overlay district. This section should also note the need for a Special Permit from the Town Board.
  - Indication that a subdivision may also be proposed (presumably concurrent with the phase lines noted).
  - It may be appropriate to indicate the need for a referral to OPRHP for cultural resources.
  - Completed section 25 conflicts with C (1) on the same page which does not acknowledge the subdivision. It also does not acknowledge a zoning amendment.
  - The entire EAF will require a re-check and review.
  - Future plan sets should insure to have the required approval box in the lower right-hand fold, with the project number included.

3. At this time the plan is very conceptual and no submittal or review has been made regarding utilities, grading, landscaping, etc. Further reviews will be made upon the submittal of more complete plans, and a determination regarding the applicable zoning.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st  
NW11-14-14Sept11.doc



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: WATER DEPARTMENT

P.B. FILE #11-14 DATE RECEIVED: 08/26/11 SBL: 35-1-28

PLEASE RETURN COMPLETED FORM TO NICOLE  
BY: SEPTEMBER 12TH TO BE ON AGENDA FOR THE SEPTEMBER 14TH  
PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

### TEMPLE HILL APARTMENTS - (SENIOR AND WORKFORCE)

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT XXX

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ DISAPPROVED:

Notes: NO WATER OR SEWER UTILITY DETAILS  
TO REVIEW

\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Reviewed by \_\_\_\_\_

date

9/14/11

Please return plan





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: SEWER DEPARTMENT

P.B. FILE #11-14 DATE RECEIVED: 08/26/11 SBL: 35-1-28

PLEASE RETURN COMPLETED FORM TO NICOLE  
BY: SEPTEMBER 12TH TO BE ON AGENDA FOR THE SEPTEMBER 14TH  
PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

TEMPLE HILL APARTMENTS - (SENIOR AND WORKFORCE)

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT XXX

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ DISAPPROVED:

Notes: NO WATER/SEWER DETAIL  
\_\_\_\_\_  
\_\_\_\_\_

Sewer

Signature: \_\_\_\_\_

Reviewed by \_\_\_\_\_

9/14/11  
date



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: FIRE INSPECTOR

P.B. FILE #11-14 DATE RECEIVED: 08/26/11 SBL: 35-1-28

PLEASE RETURN COMPLETED FORM TO NICOLE  
BY: SEPTEMBER 12TH TO BE ON AGENDA FOR THE SEPTEMBER 14TH  
PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

### TEMPLE HILL APARTMENTS - (SENIOR AND WORKFORCE)

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT XXX

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ DISAPPROVED:

Notes: meet with Joe Pfau made all changes  
on Draft plan, will resubmit the final  
changes

Signature: \_\_\_\_\_  
Reviewed by \_\_\_\_\_ date \_\_\_\_\_

Please Return Plan



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: HIGHWAY DEPARTMENT

P.B. FILE #11-14 DATE RECEIVED: 08/26/11 SBL: 35-1-28

PLEASE RETURN COMPLETED FORM TO NICOLE  
BY: SEPTEMBER 12TH TO BE ON AGENDA FOR THE SEPTEMBER 14TH  
PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

TEMPLE HILL APARTMENTS - (SENIOR AND WORKFORCE)

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT XXX

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

RECEIVED

AUG 26 2011

N.W. HIGHWAY DEPT.

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ DISAPPROVED:

Notes: If this is going to be a Town of New Windsor road, more specifications  
are needed.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Reviewed by

date

9/12/11

Please return plan



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: 911

P.B. FILE # 11-14 DATE RECEIVED: 08/26/11 SBL: 35-1-28

PLEASE RETURN COMPLETED FORM TO NICOLE  
BY: SEPTEMBER 12TH TO BE ON AGENDA FOR THE SEPTEMBER 14TH  
PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

### TEMPLE HILL APARTMENTS - (SENIOR AND WORKFORCE)

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT XXX

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ DISAPPROVED:

Notes: CONCEPTUAL PLANS NOT SUITABLE FOR E-911 NUMBERING -  
SITE LAYOUT BACKWARD TO NUMBER FOR E-911 AND ASSIGNED  
ADDRESS WOULD NOT MEET US POST OFFICE SCHEME.

Signature: J. McDonald 8/26/11  
Reviewed by date

Please Return Plan

● Town of New Windsor ●  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#370-2011**

08/19/2011

Pietrzak & Pfau  
262 Greenwich Ave  
Goshen, NY 10924

Received \$ 250.00 for Special Use Permit, on 08/19/2011. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

PB # 11-14

● Town of New Windsor ●  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#371-2011**

08/19/2011

Pietrzak & Pfau  
262 Greenwich Ave  
Goshen, NY 10924

Received \$ 125.00 for Planning Board Fees, on 08/19/2011. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

PB # 11-14

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/19/2011

PAGE: 1

LISTING OF PLANNING BOARD FEES

[REDACTED]

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS

APPLICANT: WARWICK PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/19/2011	APPLICATION FEE	CHG	125.00		
08/19/2011	REC [REDACTED]	PAID		[REDACTED] 00	
		TOTAL:	125.00	125.00	0.00

PB # 11-14  
Application Fee \$125  
\$ Special permit \$250

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/19/2011

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**OTHER**

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS

APPLICANT: WARWICK PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/19/2011	[REDACTED] FEE	CHG	250.00		
08/19/2011	[REDACTED]	PAID		250.00	
		TOTAL:	250.00	250.00	0.00



**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: August 19, 2011  
**POSTED**

FOR: PB#11-14 ESCROW

FROM: **PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC**  
**262 GREENWICH AVENUE**  
**GOSHEN, NY 10924**

CHECK NUMBER: **8134**

AMOUNT: **750.00**

RECEIVED AT COMPTROLLER'S OFFICE BY:

*Patricia A. Glin* 08/23/11

NAME

DATE

B# 11-14 Escrow posted		8134	
<b>PIETRZAK &amp; PFAU ENGINEERING &amp; SURVEYING, PLLC</b>			
262 GREENWICH AVE. GOSHEN, NY 10924			
DATE <u>8/18/11</u>		50-893/219 57467	
PAY TO THE ORDER OF <u>Town of New Windsor</u>	<u>\$ 750.00</u>		
<u>Seven hundred fifty dollars and 00/100</u>		DOLLARS	
KeyBank National Association Goshen, New York 10924 1-888-KEY4BIZ® Key.com®		Security Features Details on Back	
FOR <u>Shell Site Plan Escrow fee</u>		<u>Gleason Pietrzak</u>	
# 1111501		⑈008134⑈ ⑆021906934⑆ 323110008964⑈	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/19/2011

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 11-14

NAME: TEMPLE HILL APARTMENTS

APPLICANT: WARWICK PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/19/2011	ESCROW REC CK# 8134	PAID		750.00	
			-----	-----	-----
		TOTAL:	0.00	750.00	-750.00



# PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

August 18, 2011

Genaro Argenio, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Re: Temple Hill Apartments  
Tracking No. PA2011-257  
P&P No. 11115.01

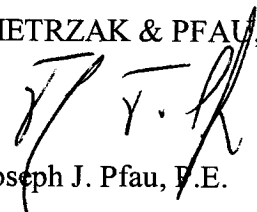
Dear Mr. Argenio:

In reference to the above project, enclosed please find one (1) original and two (2) copies of the Planning Board Application, one (1) original and two (2) copies of a Long Environmental Assessment Form, eight (8) copies of the plan for the proposed Temple Hill Apartments Workforce and Totally Affordable Senior Housing project located on Temple Hill Road. Also, enclosed please find one (1) check in the amount of \$375.00 for the special use and site plan application fees, one (1) check in the amount of \$750.00 for special use and site plan escrow, ~~one (1) check in the amount of \$75.00 for the minor subdivision application fee, and one (1) check in the amount of \$800.00 for subdivision escrow.~~ **NOT NOW**

Please place this project on the September 14, 2011 Planning Board agenda for discussion and possible referral to the Town Board for a Special Use Permit. Should you have any questions or require anything further, please do not hesitate to contact our office.

Very truly yours,

PIETRZAK & PFAU, PLLC

  
Joseph J. Pfau, P.E.

JJP/tmp  
encs.  
cc: J. Mandelbaum, w/enc.

11115 pb submission ltr 2011-08-18

**11-14**

**RECEIVED AUG 19 2011**

☐ 262 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(845) 294-0606 • FAX (845) 294-0610

☐ 2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(845) 796-4646 • FAX (845) 796-4092



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## PLANNING BOARD APPLICATION

**TYPE OF APPLICATION** (*check appropriate item*):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan XX Special Permit XX

Tax Map Designation: Sec. 35 Block 1 Lot 28

**BUILDING DEPARTMENT TRACKING NUMBER:** PA 2011 - 467  
MUST FILL IN THIS NUMBER

1. Name of Project Temple Hill Apartments  
324 Temple Hill Road

2. Owner of Record Temple Hill Realty, LLC Phone \_\_\_\_\_

Address: 27 Water Way, Newburgh, New York 12550  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Warwick Properties, LLC Phone 986-7012

Address: 2 Liberty Court, Warwick, NY 10990  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Pietrzak & Pfau Phone 294-0606

Address: 262 Greenwich Avenue, Goshen, New York 10924  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

1. Person to be notified to appear at Planning Board meeting: E-MAIL: pietrzakpfau@pietrzakpfau.com

Joseph J. Pfau, P.E. (845) 294-0606 (845) 294-0610  
(Name) (Phone) (fax)

2. Project Location: On the east side of Temple Hill Road  
(Direction) (Street)

8. Project Data: Acreage 18.5± Zone R-4 School Dist. Newburgh

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No XX

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) \_\_\_\_\_  
Seventy-eight (78) work force housing units and 182 totally affordable senior citizen housing units.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no XX

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no XX

**IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.**

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

18th DAY OF August 2011

[Signature] Contract Vendee

[Signature]  
(AGENT'S SIGNATURE)

[Signature]  
NOTARY PUBLIC

HERESA PANICO Joseph J. Pfau, P.E.  
Notary Public, State of New York Agent's Name as Signed  
Registration No. 01PA5028266  
Qualified in Orange County  
Commission Expires May 31, 2014

\*\*\*\*\*  
TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Temple Hill Realty, LLC, deposes and says that he resides  
(OWNER)  
at 27 Water Way, Newburgh in the County of Orange  
(OWNER'S ADDRESS)  
and State of New York and that he is the owner of property tax map  
(Sec. 35 Block 1 Lot 28 )  
designation number (Sec.        Block        Lot       ) which is the premises described in  
the foregoing application and that he designates:

Pietrzak & Pfau Engineering & Surveying, PLLC  
(Agent Name & Address)

262 Greenwich Avenue, Goshen, New York 10924  
( Name & Address of Professional Representative of Owner and/or Agent)


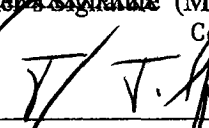
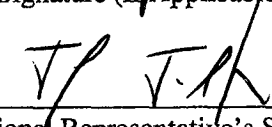
as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

18<sup>th</sup> DAY OF August 2011)

  
NOTARY PUBLIC

\*\*  
  
~~Owner's Signature~~ (MUST BE NOTARIZED)  
Contract Vendee  
  
Agent's Signature (If Applicable)  
  
Professional Representative's Signature


**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

TERESA PANICO  
Notary Public, State of New York  
Registration No. 01PA5028266  
Qualified in Orange County  
Commission Expires May 31, 2014

**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. XX Name and address of Applicant.
- \* 2. XX Name and address of Owner.
3. XX Subdivision name and location
4. \_\_\_\_\_ Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (**ON ALL PAGES OF SUBDIVISION PLAN**)  
  
SAMPLE: 
5. XX **Tax Map Data (Section, Block & Lot). (PLEASE PUT THE TAX MAP NUMBER IN THE CORNER OF THE APPROVAL BOX ALSO**
6. XX Location Map at a scale of 1" = 2,000 ft.
7. XX Zoning table showing what is required in the particular zone and what applicant is proposing.
8. XX Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. XX Date of plat preparation and/or date of any plat revisions.
10. XX Scale the plat is drawn to and North arrow.
11. XX Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. \_\_\_\_\_ Surveyor's certificate.
13. \_\_\_\_\_ Surveyor's seal and signature.
14. XX Name of adjoining owners.
15. \_\_\_\_\_ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16. \_\_\_\_\_ Flood land boundaries.
17. \_\_\_\_\_ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.



18. \_\_\_\_\_ Final metes and bounds.
19. XX \_\_\_\_\_ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. \_\_\_\_\_ Include existing or proposed easements.
21. \_\_\_\_\_ Right-of-way widths.
22. \_\_\_\_\_ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. \_\_\_\_\_ Lot area (in square feet for each lot less than 2 acres).
24. \_\_\_\_\_ Number the lots including residual lot.
25. \_\_\_\_\_ Show any existing waterways.
- \*26. \_\_\_\_\_ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. \_\_\_\_\_ Applicable note pertaining to owner's review and concurrence with plat together with owner's signature.
28. \_\_\_\_\_ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. \_\_\_\_\_ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. \_\_\_\_\_ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. \_\_\_\_\_ Provide A septic system design notes as required by the Town of New Windsor.
32. XX \_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. \_\_\_\_\_ Indicate percentage and direction of grade.
34. \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. \_\_\_\_\_ Indicate location of street or area lighting (if required).

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

36. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. N/A A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.


BY: [Signature] 8/8/11  
Licensed Professional Date

**⌘ ⌘ ⌘ ⌘ ⌘ ⌘ PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘**

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

**TOWN OF NEW WINDSOR PLANNING BOARD**  
**SITE PLAN CHECKLIST**

**ITEM**

1.     XX           Site Plan Title
  2.     \_\_\_\_\_ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).**
- SAMPLE:**
- 
3.     XX           Applicant's Name(s)
  4.     XX           **Tax Map Data (Section, Block & Lot). (PLEASE PUT THE TAX MAP NUMBER IN THE CORNER OF THE APPROVAL BOX ALSO**
  5.     XX           Applicant's Address
  6.     XX           Site Plan Preparer's Name
  7.     XX           Site Plan Preparer's Address
  8.     XX           Drawing Date
  9.     XX           Revision Dates
  10.    XX           Area Map Inset and Site Designation
  11.    \_\_\_\_\_ Properties within 500' of site
  12.    \_\_\_\_\_ Property Owners (Item #10)
  13.    XX           Plot Plan
  14.    XX           Scale (1" = 50' or lesser)
  15.    XX           Metes and Bounds
  16.    XX           Zoning Designation
  17.    XX           North Arrow
  18.    XX           Abutting Property Owners
  19.    XX           Existing Building Locations
  20.    XX           Existing Paved Areas
  21.    \_\_\_\_\_ Existing Vegetation
  22.    XX           Existing Access & Egress

- 23. \_\_\_\_\_ Landscaping
- 24. \_\_\_\_\_ Exterior Lighting
- 25. \_\_\_\_\_ Screening
- 26. \_\_\_\_\_ Access & Egress
- 27. \_\_\_\_\_ Parking Areas
- 28. \_\_\_\_\_ Loading Areas
- 29. \_\_\_\_\_ Paving Details (Items 25 - 27)
- 30. \_\_\_\_\_ Curbing Locations
- 31. \_\_\_\_\_ Curbing through section
- 32. \_\_\_\_\_ Catch Basin Locations
- 33. \_\_\_\_\_ Catch Basin Through Section
- 34. \_\_\_\_\_ Storm Drainage
- 35. \_\_\_\_\_ Refuse Storage
- 36. \_\_\_\_\_ Other Outdoor Storage
- 37. \_\_\_\_\_ Water Supply
- 38. \_\_\_\_\_ Sanitary Disposal System
- 39. \_\_\_\_\_ Fire Hydrants
- 40. XX \_\_\_\_\_ Building Locations
- 41. \_\_\_\_\_ Building Setbacks
- 42. \_\_\_\_\_ Front Building Elevations
- 43. \_\_\_\_\_ Divisions of Occupancy
- 44. \_\_\_\_\_ Sign Details
- 45. \_\_\_\_\_ Bulk Table Inset
- 46. XX \_\_\_\_\_ Property Area (Nearest 100 sq. ft.)
- 47. \_\_\_\_\_ Building Coverage (sq. ft.)
- 48. \_\_\_\_\_ Building Coverage (% of total area)
- 49. \_\_\_\_\_ Pavement Coverage (sq. ft.)
- 50. \_\_\_\_\_ Pavement Coverage (% of total area)
- 51. \_\_\_\_\_ Open Space (sq. ft.)
- 52. \_\_\_\_\_ Open Space (% of total area)
- 53. XX \_\_\_\_\_ No. of parking spaces proposed
- 54. XX \_\_\_\_\_ No. of parking spaces required

PAGE 2 OF 3

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY  
WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN**

500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT,  
PLEASE NOTE THE FOLLOWING:

55. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
56. N/A A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

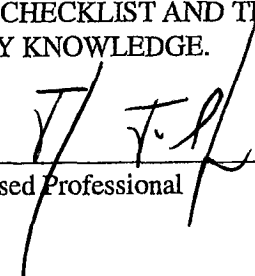
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:

  
Licensed Professional

8/18/11  
Date

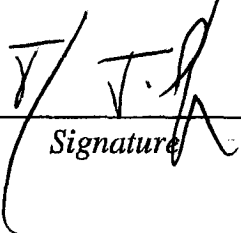
⌘ ⌘ ⌘ ⌘ ⌘ ⌘ PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

ATTACHMENTS

- A. Certificate Flood Hazard Area Development.

I Joseph J. Pfau hereby certify that the property or properties mentioned in this application is/are not located in a flood zone.

  
Signature

PLEASE NOTE:

**\*IF PROPERTY IS NOT LOCATED IN A FLOOD ZONE, PLEASE SIGN ABOVE VERIFYING THAT. RETURN THIS FORM WITH PLANNING BOARD APPLICATION**

**\*\*IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE OBTAIN COMPLETE APPLICATION FROM P.B. SECRETARY.**

617.20  
Appendix A  
**State Environmental Quality Review**  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

---

**THIS AREA FOR LEAD AGENCY USE ONLY**

**DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions**

**Identify the Portions of EAF completed for this project:**

☐

Part 1

☐

Part 2

☐

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.\***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

\*A Conditioned Negative Declaration is only valid for Unlisted Actions

TEMPLE HILL APARTMENTS

---

Name of Action

---

Name of Lead Agency

---

Print or Type Name of Responsible Officer in Lead Agency

---

Title of Responsible Officer

---

Signature of Responsible Officer in Lead Agency

---

Signature of Preparer (If different from responsible officer)

website

---

Date

**RECEIVED AUG 19 2011**

**11-14**

**PART 1--PROJECT INFORMATION**  
**Prepared by Project Sponsor**

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action TEMPLE HILL APARTMENTS

Location of Action (include Street Address, Municipality and County)

East side of Temple Hill Road, Town of New Windsor, Orange County, New York

Name of Applicant/Sponsor Warwick Properties, LLC

Address 2 Liberty Court

City / PO Warwick State NY Zip Code 10990

Business Telephone (845) 986-7012

Name of Owner (if different) Temple Hill Realty, LLC

Address 27 Water Way

City / PO Newburgh State NY Zip Code 12550

Business Telephone \_\_\_\_\_

Description of Action:

Seventy-eight (78) workforce housing units and 182 totally affordable senior citizen units. Project also includes the construction of a Town Thru Road. All units to be serviced by central water and sewer facilities.



**Please Complete Each Question--Indicate N.A. if not applicable**

**A. SITE DESCRIPTION**

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)  
☒ Forest ☐ Agriculture ☐ Other \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Total acreage of project area: 18.5+/- acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0</u> acres	<u>0</u> acres
Forested	<u>18.0</u> acres	<u>3</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>0.2</u> acres	<u>6</u> acres
Other (Indicate type) <u>Lawns/Landscaping</u>	<u>0.3</u> acres	<u>9.5</u> acres

3. What is predominant soil type(s) on project site? Mardin

- a. Soil drainage: ☐ Well drained \_\_\_\_\_ % of site ☒ Moderately well drained 100 % of site.  
☐ Poorly drained \_\_\_\_\_ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock >8 (in feet)

5. Approximate percentage of proposed project site with slopes:

☒ 0-10% 50 % ☒ 10- 15% 30 % ☒ 15% or greater 20 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☒ Yes ☐ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? varies (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No

According to:

New York State Environmental Resource Map

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

☐ Yes ☒ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☐ Yes ☒ No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? ☐ Yes ☒ No

15. Streams within or contiguous to project area:

None

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

No mapped wetlands

b. Size (in acres):

N/A

17. Is the site served by existing public utilities? ☒ Yes ☐ No
- a. If **YES**, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
- b. If **YES**, will improvements be necessary to allow connection? ☒ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 18.5 acres.
- b. Project acreage to be developed: 18.5 acres initially; 18.5 acres ultimately.
- c. Project acreage to remain undeveloped: 0 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 2; proposed 340
- g. Maximum vehicular trips generated per hour: 74 (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family                  | Two Family                  | Multiple Family | Condominium                 |
|------------|-----------------------------|-----------------------------|-----------------|-----------------------------|
| Initially  | <u>                    </u> | <u>                    </u> | <u>260</u>      | <u>                    </u> |
| Ultimately | <u>                    </u> | <u>                    </u> | <u>260</u>      | <u>                    </u> |
- i. Dimensions (in feet) of largest proposed structure: 35 height; 62 width; 206 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 350 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- Lawns/Landscaping
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☒ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 15.5 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☐ Yes

☒ No

6. If single phase project: Anticipated period of construction: \_\_\_\_\_ months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 3 (number)

b. Anticipated date of commencement phase 1: 4 month 12 year, (including demolition)

c. Approximate completion date of final phase: 9 month 15 year.

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☒ No

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Number of jobs generated: during construction 25 ; after project is complete 3

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No

If yes, explain:

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount \_\_\_\_\_

b. Name of water body into which effluent will be discharged \_\_\_\_\_

13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type \_\_\_\_\_

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? ☒ Yes ☐ No

16. Will the project generate solid waste? ☒ Yes ☐ No

a. If yes, what is the amount per month? 14.5 tons

b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No

c. If yes, give name Licensed Hauler ; location To Be Determined

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.

b. If yes, what is the anticipated site life? \_\_\_\_\_ years.

18. Will project use herbicides or pesticides? ☐ Yes ☒ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☒ Yes ☐ No

If yes, indicate type(s)

Oil, electric

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 36,400 gallons/day.

24. Does project involve Local, State or Federal funding? ☒ Yes ☐ No

If yes, explain:

Federal, State and County Funding Possible

**25. Approvals Required:**

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Overlay District</u>	<u>8/11</u>
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Site Plan/Subdivision</u>	<u>8/11</u>
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Water Main Extension</u>	<u>9/11</u>
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYSDOT Road Entrance</u>	<u>9/11</u>
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**C. Zoning and Planning Information**

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

<input type="checkbox"/> Zoning amendment	<input type="checkbox"/> Zoning variance	<input type="checkbox"/> New/revision of master plan	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Site plan	<input checked="" type="checkbox"/> Special use permit	<input type="checkbox"/> Resource management plan	<input type="checkbox"/> Other

2. What is the zoning classification(s) of the site?

Workforce housing overlay and totally affordable senior citizen housing

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Seventy-eight (78) workforce housing units and 182 senior citizen housing units.

4. What is the proposed zoning of the site?

N/A

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Multi-family and single family residential.

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? 4

a. What is the minimum lot size proposed? 1 acre

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

☒ Yes ☐ No

a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No

a. If yes, is the existing road network adequate to handle the additional traffic. ☐ Yes ☐ No

#### D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

#### E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Joseph J. Pfau, P.E. Date 8/18/11

Signature 

Title Applicant's Engineer

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



## PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

#### General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

#### Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

#### Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO ☐ YES ☐

#### Examples that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated by  
Project Change

- Construction or expansion of a sanitary landfill. ☐ ☐ ☐ Yes ☐ No
- Construction in a designated floodway. ☐ ☐ ☐ Yes ☐ No
- Other impacts: ☐ ☐ ☐ Yes ☐ No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

☐ NO ☐ YES

- Specific land forms: ☐ ☐ ☐ Yes ☐ No

#### Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☐ NO ☐ YES

**Examples** that would apply to column 2

- Developable area of site contains a protected water body. ☐ ☐ ☐ Yes ☐ No
- Dredging more than 100 cubic yards of material from channel of a protected stream. ☐ ☐ ☐ Yes ☐ No
- Extension of utility distribution facilities through a protected water body. ☐ ☐ ☐ Yes ☐ No
- Construction in a designated freshwater or tidal wetland. ☐ ☐ ☐ Yes ☐ No
- Other impacts: ☐ ☐ ☐ Yes ☐ No

4. Will Proposed Action affect any non-protected existing or new body of water?

☐ NO ☐ YES

**Examples** that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease. ☐ ☐ ☐ Yes ☐ No
- Construction of a body of water that exceeds 10 acres of surface area. ☐ ☐ ☐ Yes ☐ No
- Other impacts: ☐ ☐ ☐ Yes ☐ No

1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated by  
Project Change

5. Will Proposed Action affect surface or groundwater quality or quantity?

☐ NO

☐ YES

**Examples** that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will require a discharge permit.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction or operation causing any contamination of a water supply system.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will adversely affect groundwater.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action would use water in excess of 20,000 gallons per day.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow residential uses in areas without water and/or sewer services.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated by  
Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

☐ NO ☐ YES

**Examples** that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action would change flood water flows                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion.                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON AIR**

7. Will Proposed Action affect air quality?

☐ NO ☐ YES

**Examples** that would apply to column 2

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will induce 1,000 or more vehicle trips in any given hour.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use.                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas.               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON PLANTS AND ANIMALS**

8. Will Proposed Action affect any threatened or endangered species?

☐ NO ☐ YES

**Examples** that would apply to column 2

- |   |                          |                          |                              |                             |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|



*Archaeology Services, Inc.*

*Tracking the Footsteps of the Ancestors*

## REPORTS OF INVESTIGATIONS

Phase I Archaeological Investigation for the proposed Temple Hill Apartments  
Vails Gate Junction, Township of New Windsor Orange County, New York

October 2012

Prepared for:  
Pietrzak & Pfau, Goshen, New York

Prepared by:

Alfred G. Cammisa, M.A./R.P.A.  
Alexander Padilla, B.A.

Report #: 574

**TRACKER ARCHAEOLOGY SERVICES, INC.**

MONROE, NY 10950 • (845) 783-4082  
NORTH BABYLON, NY 11703 • (631) 321-1380

## MANAGEMENT SUMMARY

PR#:

None known

Involved agencies:

NYS Homes & Community Renewal  
Town of New Windsor

Phase:

Phase IA & IB

Location:

Vails Gate Junction  
Town of New Windsor  
Orange County

Survey Area:

Length: about 875 feet (267 meters) north-south  
Width: about 1125 feet (358 m) east-west.  
Acres Surveyed: 17.5 acres (7 hectares)

USGS:

Cornwall-On-Hudson, NY

Survey overview:

ST no. & interval: 287 ST's at 50 to 25ft (15-7.5m) intervals.  
Size of freshly plowed area: na  
Surface survey transect interval: na

Results:

No prehistoric sites  
No historic, 19th century or earlier, sites

Results of Architectural Survey:

No. Of buildings/structures/cemeteries in project area: 8 (1 dwelling with garage, tool shed, barn and 2 stone cisterns in woods near wetlands, concrete water or sanitation well, & chicken coop)  
No. Of buildings/structures/cemeteries adjacent to project area: 8  
No. Of previously determined NR listed or eligible buildings/structures/cemeteries/districts: none  
No. Of identified eligible buildings/structures/cemeteries/districts: none

Authors:

Alfred G. Cammisa, M.A./RPA  
Alexander Padilla, B.A.

Date of Report:

Report completed October, 2012

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Figure 2	Location of the ST's on the project area.
Figure 3	Portion of the DeWitt Patent map.
Figure 4	Portion of the 1779 Sauthier map.
Figure 5	Portion of the 1840 Burr map.
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Figure 7	Portion of the 1875 Beers Town atlas.
Figure 8	Portion of the 1902 U.S.G.S. 15 minute series.
Figure 9	Portion of the County Soil Survey.

## LIST OF PHOTOS

Photo 1	FT 1 - stone (field) cistern.
Photo 2	FT 2 - stone (field) cistern.
Photo 3	Looking at front of dwelling.
Photo 4	Looking at side of dwelling.

- Photo 5        Looking at barn (& attached tool shed behind barn).
- Photo 6        Looking east from barn.
- Photo 7        FT 3 - concrete well (for either water or sanitation).

## **INTRODUCTION**

Between September 19 and 26, 2012, TRACKER Archaeology, Inc. conducted a Phase IA documentary study and a Phase IB archaeological survey for the proposed Temple Hill apartments in Vails Gate Junction, Township of New Windsor, Orange County, New York. The purpose of the Phase IA documentary study was to determine the prehistoric and historic potential of the project area for the recovery of archaeological remains.

The Phase IA was implemented by a review of the original and current environmental data, archaeological site files, other archival literature, maps, interviews, and documents.

The prehistoric and historic site file search was conducted utilizing the resources of the New York State Historic Preservation Office in Waterford, New York. Various historic web sites were queried via the internet to review any pertinent site information.

These investigations have been conducted in accordance with the standards set forth by the New York Archaeological Council and the New York State Historic Preservation Office.

The Phase IB survey provided actual evidence for the presence or absence of any archaeological sites within the property through ground surface and subsurface field testing.

The entire property is the APE and is approximately 17.5 acres not including about 2+ acres of wetlands. The property is bordered to the west by Temple Hill Road (Rt. 300) and private property, to the south by Shepro Lane and private property, to the north by New Windsor Historic Parklands (New Windsor Cantonment) and to the east by private property.

The investigation was completed by TRACKER Archaeology, Inc. of Monroe, New York. Prehistoric and historic research was conducted by Alfred G. Cammisa, M.A., PI. Field work was conducted by field director, Alexander Padilla, B.A., Alfred G. Cammisa, and field technician, Alfred T. Cammisa. Report preparation was by Alfred G. Cammisa and Alexander Padilla.

The work was performed for Pietrzak & Pfau, Goshen, New York

## **ENVIRONMENT**

### **Geology**

The study area is located in the southeast portion of New York State in the central part of Orange County. This region of New York lies within the Ridge and Valley Physiographic Province near the interface of the Hudson Highlands. This province, also known as the Newer Appalachians, extends from Lake Champlain to Alabama. It passes as a narrow lowland belt between the New England Uplands (Taconic Mountains and Hudson Highlands) to the east and the Appalachian Plateau (Catskill and Shawangunk Mountains) and Adirondack Mountains to the west. The characteristic topography is a succession of parallel valleys and ridges trending roughly in a northeasterly direction. This is a region of sedimentary rocks which were easily eroded and subjected to folding or bedding of the rock layers. The eastern limit of the Ridge and



Valley Province is a broad, well-defined valley, 300 to 600 feet above sea level, known as the Great Valley. In the vicinity of Ellenville, the Great Valley is called the Wallkill Valley (Schuberth 1968: cover map, 16-18; Isachsen et al 2000: 4, 53-54; New York-New Jersey Trail Conference 1998: cover map).

#### Soils and Topography

Soils on the project area consist of:

Name	Soil Horizon Depth In(cm)	Color	Texture Inclusion	Slope %	Drainage	Land- form
Erie	Ap= 0-6in (0-15cm) B= 6-18(-46)	10YR3/3 10YR5/6	GrSiLo	3-8	poor	glacial till
Mardin	Ap= 0-8in (0-20cm) B= 9-15(-38)	10YR4/3 10YR5/6	GrSiLo	3-8 & 8-15	well	glacial till

(Olsson 1981:map #31; 30, 37-38, 90-91, 95).

#### KEY:

Shade: Lt=Light, Dk=Dark, V=Very

Color: Br=Brown, Blk=Black, Gry=Gray, Gbr=Gray Brown, StBr=Strong Brown, Rbr=Red Brown, Ybr=Yellow Brown

Soils: Si=Silt, Lo=Loam, Sa=Sand, Cl=Clay

Other: Sh=shale, M=Mottle, Gr=Gravelly, Cb=cobbles, Ch=channery, Fi=Fine,/=or

Elevations on the project areas range from approximately 360 to 300 feet above mean sea level.

#### Hydrology

Two freshwater wetlands, 1 large and 1 small, are on the property adjacent to the project area. The project area is 850 feet northwest of a tributary of Moodna Creek and 1400 feet east of Silver Stream. Both drain south into Moodna Creek.

#### Vegetation

The predominant forest community in this area was probably the Oak Hickory. This forest is a nut producing forest with acorns and hickory nuts usually an obvious part of the leaf litter on the forest floor. The Oak Hickory Forest intermingles with virtually all other forest types. The northern extension of this forest community was also originally called the Oak-Chestnut forest, before the historic Chestnut blight (Kricher 1988:38, 57-60).

At the time of the Phase IB field work, the property consisted of a very heavily overgrown woods with dense briars (referred to as purgatory by the crew), vines, and sumac and a sparse high canopy of black walnut, maple, hemlock, and oak.

## PREHISTORIC POTENTIAL

A prehistoric site file search was conducted at the New York State Historic Preservation Office. The search included a 1 mile radius around the study area. The following sites were recorded:

- No sites were recorded.

Assessing the known environmental and prehistoric data, we can summarize the following points:

- Two freshwater wetlands, 1 large and 1 small, are on the property adjacent to the project area. The project area is 850 feet northwest of a tributary of Moodna Creek and 1400 feet east of Silver Stream.

- The property contains mostly level with some steeply sloping terrain with mostly well drained soils and some poorly drained soils in the wetland areas.

- No prehistoric sites were situated in the vicinity of the project area.

In our opinion, the study area has an above average potential for the recovery of prehistoric sites, especially closer to the wetlands. The type of site encountered could be a procurement/processing site from the Woodland or Archaic periods.

## HISTORIC POTENTIAL

### Seventeenth Century

At the time of European contact and settlement, the study area was probably occupied by the Minsi group proper. The Waoranecks lived between Stony Point and Danns Kammer (near Newburgh Bay) with their western boundary unknown. The Waoraneck people were likely a sub-branch and/or clan or village related to the large Munsee (Minsi) tribe belonging to the Delawarean linguistic family. The term "Minsi" (or "Munsee") means people of the stony country" or abbreviated as "mountaineers" (Ruttenber 1992A:35, 44-45, 49-50, 93; Ruttenber 1992A:221; Becker 1993:16-22; Hearne Brothers nd:wall map; Weslager 1991:45; Synder 1969:2).

Population estimates for the Munsee are 600 to 800 individuals. The Munsee are described by Becker (1993:18) as possibly horticultural.

### Eighteenth Century

The New Windsor Cantonment (adjacent to the project area) ceased to exist when a 1783 auction raised much needed funds for the army by selling off army surplus equipment including the nearly 600 timber buildings that made up the Cantonment. The auction took place in the former army chapel known as the "Temple of Virtue", (adjacent to the project area) also the scene of a dramatic speech by George Washington to his officers in March, 1783, as well as the declaration of cease-fire one month later. The area where the building once stood became known as "Temple Hill" and served as a working dairy farm and creamery into the 20th century. A massive stone Centennial Monument marking the Cantonment site was completed in 1891(NYSHPO 2012).

The Dewitt patent map shows the project property located west of the big bend in the Hudson River just south of what may be Lake Washington and Orange Lake on lands perhaps belonging to John Haskell, 1721 (Figure 3).

Nearby Knox headquarters were formerly the John Ellison house, built in 1754 and served as the headquarters of Major Generals Henry Knox, Natanael Greene, Fredrich von Steuban, and Horatio Gates

during the various encampments of the continental Army. This is now a state park and on the state and national historical registers (Dept. of Interior form). Ellison also had a grist mill associated with the house (Ruttenber & Clarke 1881).

The 1779 Sauthier map shows the study property located near New Windsor and the Moodna Creek on Haskell land (Figure 4).

#### Nineteenth Century

The 1840 Burr Map of Orange and Rockland Counties shows the project area on what appears to be J. Haskell land. No structures are depicted on, or adjacent to, or nearby the project area (Figure 5).

The 1850 Sydney Map of Orange County shows the project area immediately south, and partially on top of, Temple Hill and adjacent to the Temple of Virtue. The McGill building is nearby, south of the project area and another house across the road. The encampment of the Revolutionary Army is depicted nearby on this map (Figure 6).

The 1875 Beers town atlas shows the Weyand structure adjacent, or close by the property. There seems to be another road passing through the project area. The encampment of the American Army, 1782-1783 is depicted, stretching from the project area west to Riley Road (Figure 7).

#### Twentieth Century

The 1902 U.S.G.S. depicts no structures on or immediately adjacent to the project area (Figure 8).

At about this time, Vails Gate had about 35 houses, a church, 3 hotels, and a general store (Morrison 1908).

An historic site file search was conducted at the New York State Historic Preservation Office. The search included a 1 mile radius around the study area. The following sites were recorded:

	7115.000013	1008 (307)	Area of 1st Massachusetts Brigade, New Windsor Cantonment: Hut sites, hearth, & other features, ca. 1782-1783
	7115.000121	3528 (1076)	Second Massachusetts Brigade Encampment: 1782-1783, buried traces detected
	7115.000007	5208 (1588)	John Haskell Site: standing structure

Assessing the known environmental and historic data, we can summarize the following points:

- Two freshwater wetlands, 1 large and 1 small, are on the property adjacent to the project area. The project area is 850 feet northwest of a tributary of Moodna Creek and 1400 feet east of Silver Stream.
- The property contains mostly level with some steeply sloping terrain with mostly well drained soils and some poorly drained soils in the wetland areas.
- A historic map documented structure, Temple of Virtue was noted adjacent to the project area. The Weyand house was also close by, both along Temple Hill Road.
- Historic sites were reported in the vicinity of the project area.
- The Temple of Virtue and a part of the Continental Army encampment was adjacent to the project area.

In our opinion, the project parcel has a higher than average potential for the recovery of Revolutionary War sites and a moderate potential for nineteenth century sites. (However, it should be noted that the educational coordinator at the New Windsor Cantonment, Mike McGurty, was contacted and in his opinion, there was likely no cultural resources from the Revolutionary War on the project area).

## **FIELD METHODS**

### Walkover

Covered ground terrain was reconnoitered at about 7.5 to 15 meter intervals, or less, to observe for any above ground features, such as berms, rock configurations, or depressions, which might be evidence for a prehistoric or historic site. Photographs were taken of the project area. Ground surface with good visibility (70%-100%) was walked-over at 3 to 5 meter intervals.

### Shovel Testing

Shovel tests were excavated at 15 to 7.5 meter intervals across the project area. Closer intervals were excavated near the historic road by the old house.

Each shovel test measured about 30 to 40 cm. in diameter and was dug into the underlying subsoil (B horizon) 10 to 20 cm. when possible. All soils were screened through 1/4 inch wire mesh and observed for artifacts. All shovel tests (ST's) were mapped on the project area map at this time.

Soils stratigraphy was recorded according to texture and color. Soil color was matched against the Munsell color chart for soils. Notes on ST stratigraphy and other information was transcribed on field forms and in a notebook.

## **FIELD RESULTS**

Field testing of the project area included the excavation of 287 shovel tests. No prehistoric artifacts or features were encountered. No diagnostic historic, nineteenth century or earlier, artifacts or features were encountered. However, twentieth century buildings and associated structures were encountered and included:

- Dwelling, 2 story wood frame with stone set in cement foundation and chimney, asphalt roofing, vinyl siding and associated out buildings (see below)
- Garage with concrete slab foundation, metal siding and roofing,
- Tool/storage Shed: 2 story wood frame with stone set in cement foundation, concrete slab floor, asphalt roofing and siding,

- Barn: 1 story wood frame with metal sheathing roof, stone set in cement foundation and attached to tool shed,
- Chicken coop: wood frame, asphalt siding, metal sheet roof, concrete slab foundation,
- FT 1 - Field (agricultural) Cistern: dry laid stone, about 63 cm. deep and 1.47 meters in diameter (round) situated on small hillock near small wetlands (this was the smaller cistern),
- FT 2 - Field Cistern: dry laid stone, about 1.1 meter deep and 2.57 meters by 2.2 meters in dimension (rectangular) situated near large wetlands. Shovel test 238 was excavated inside this FT with negative results and a loamy silt soil. Both cisterns were completely covered with dense briars and the time of sighting,
- FT 3 - abandoned Sanitation or Water Well: of concrete construction with some metal elements, about 60 cm. deep and 1.2 meter by 1.9 meters in dimension, with stone cap located close to dwelling.

### Stratigraphy

Stratigraphy across the project corridor generally consisted of:

- O horizon - 0 to 5 cm. thick of root mat, leaf litter, and humus. On occasion, this layer was absent.
- A horizon - 11 to 32 cm. thick of 10YR4/2 dark grey brown gravelly silty loam. The natural gravel content of the soils often impeded digging into subsoil.
- B horizon - 10 to 20 cm. dug into of 10YR6/6, brownish yellow gravelly silty loam where not impeded by the natural gravel in the soil.

## **CONCLUSIONS AND RECOMMENDATIONS**

The Phase IA had determined that based upon topographic characteristics, the property was assessed as having an above average potential for encountering prehistoric sites. Based upon topographic characteristics and proximity to historic sites, roads, and historic map documented structures, the property was assessed as having a higher than average potential for encountering historic sites.

During the course of the Phase IB archaeological field survey, 287 ST's were excavated. No prehistoric artifacts or features were encountered. Twentieth century buildings and associated features were encountered. No historic, nineteenth century or earlier, artifacts or features were encountered. No further work is recommended.

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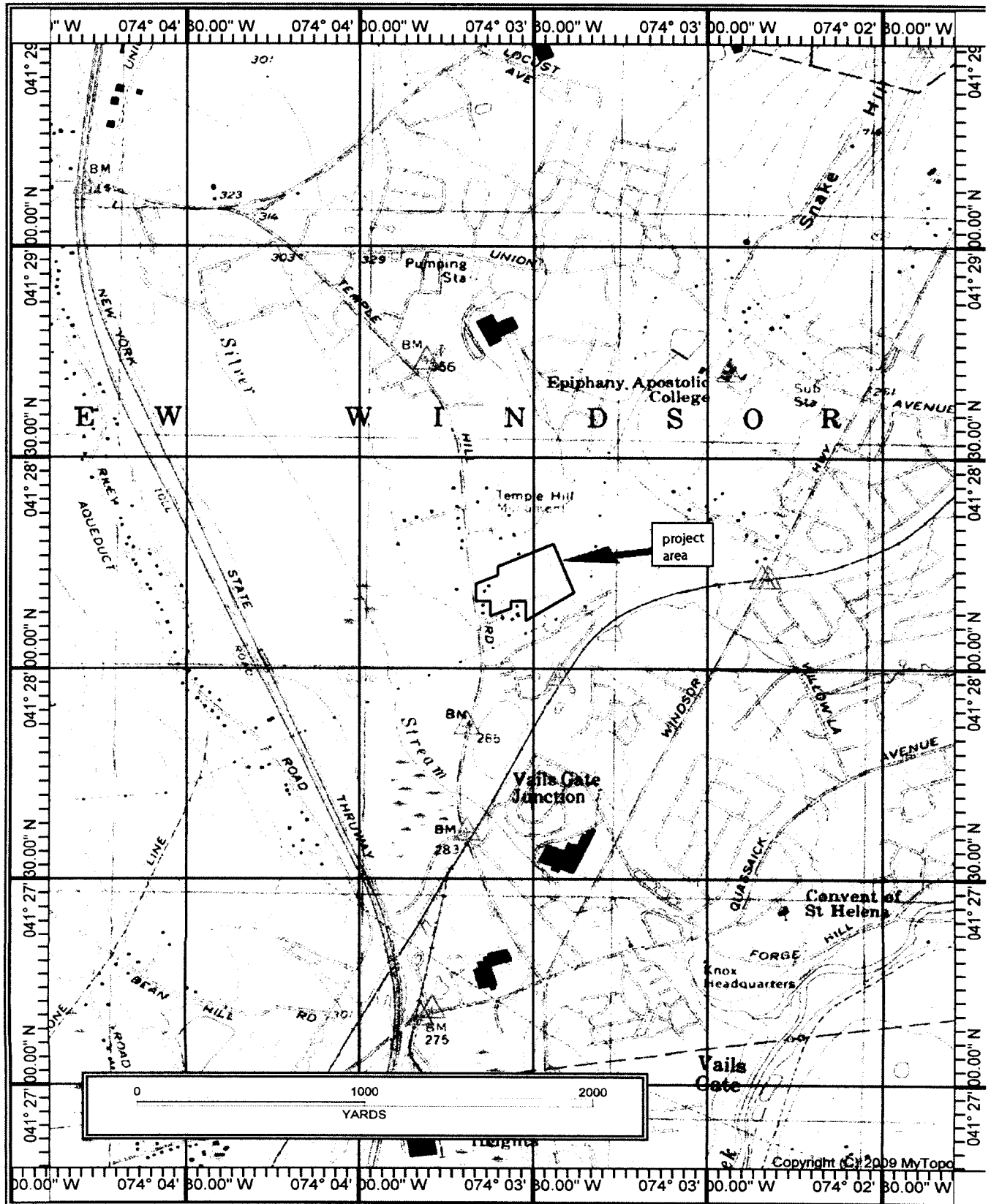
2012 [nysparks.com/historic-sites/22/collections-exhibits.aspx](http://nysparks.com/historic-sites/22/collections-exhibits.aspx). New Windsor Cantonment State Historic Park.

**APPENDIX 1**

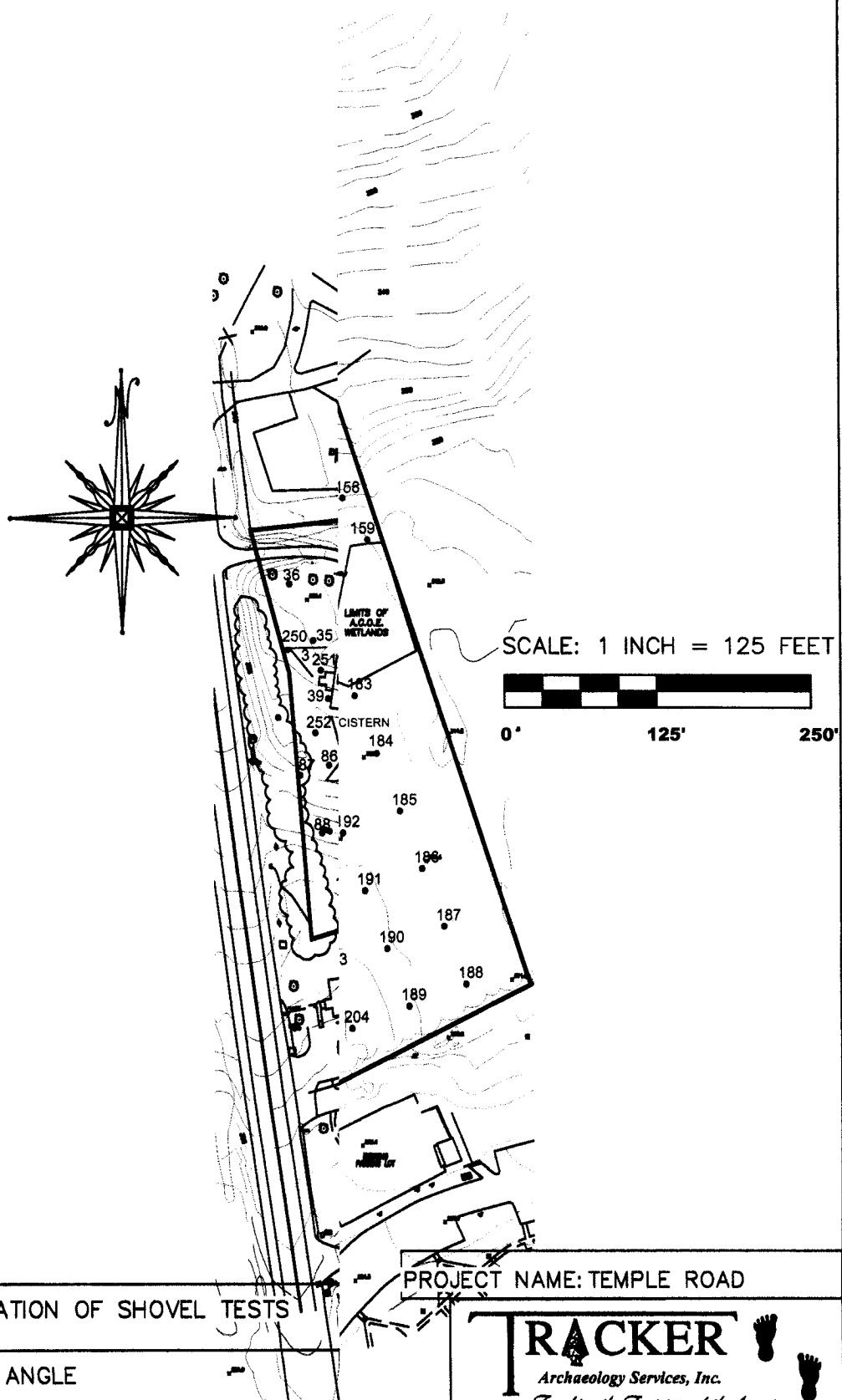
Figure 1

Portion of the Cornwall-On-Hudson, NY USGS

N









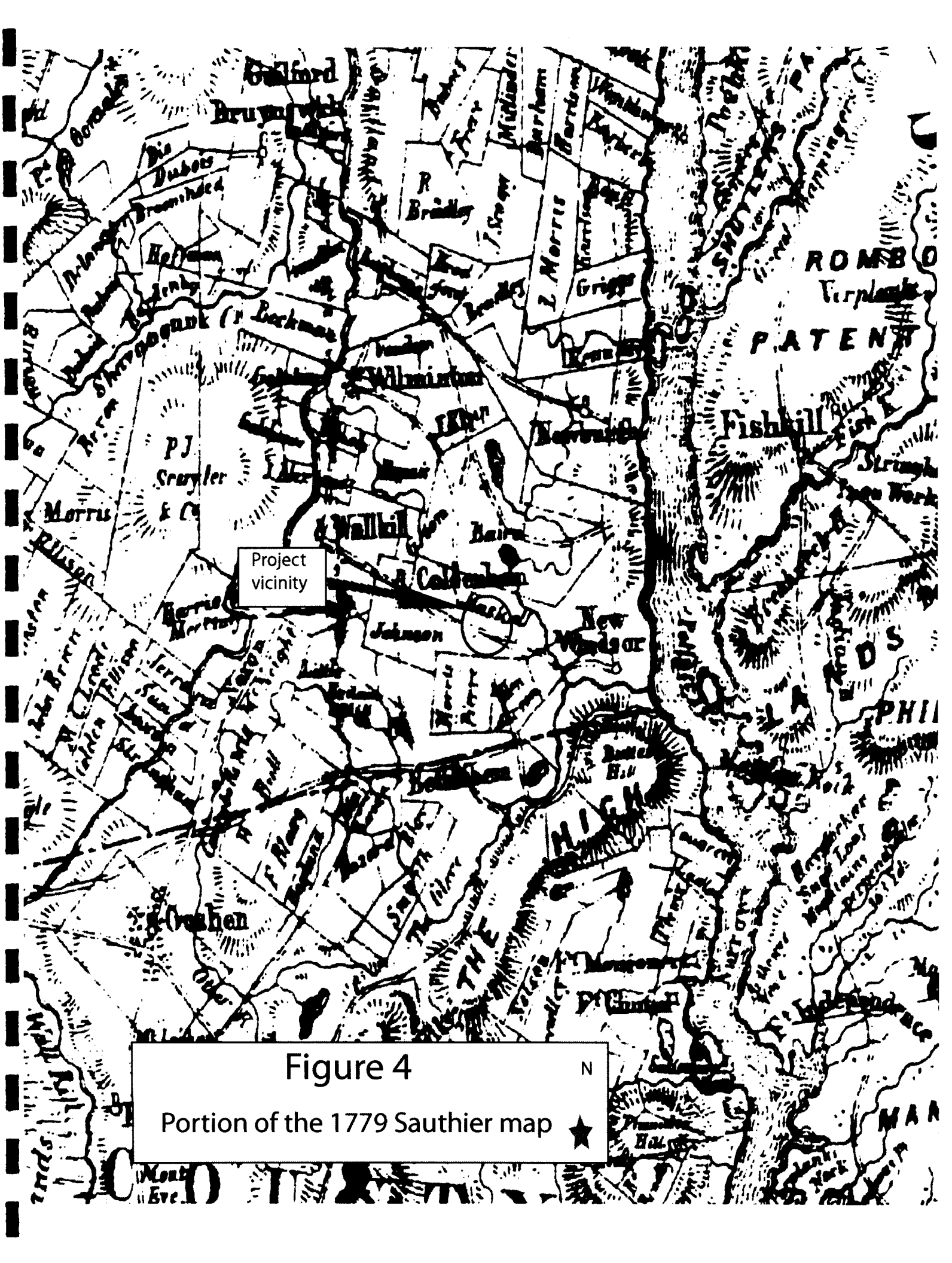


Figure 4

Portion of the 1779 Sauthier map

N



N

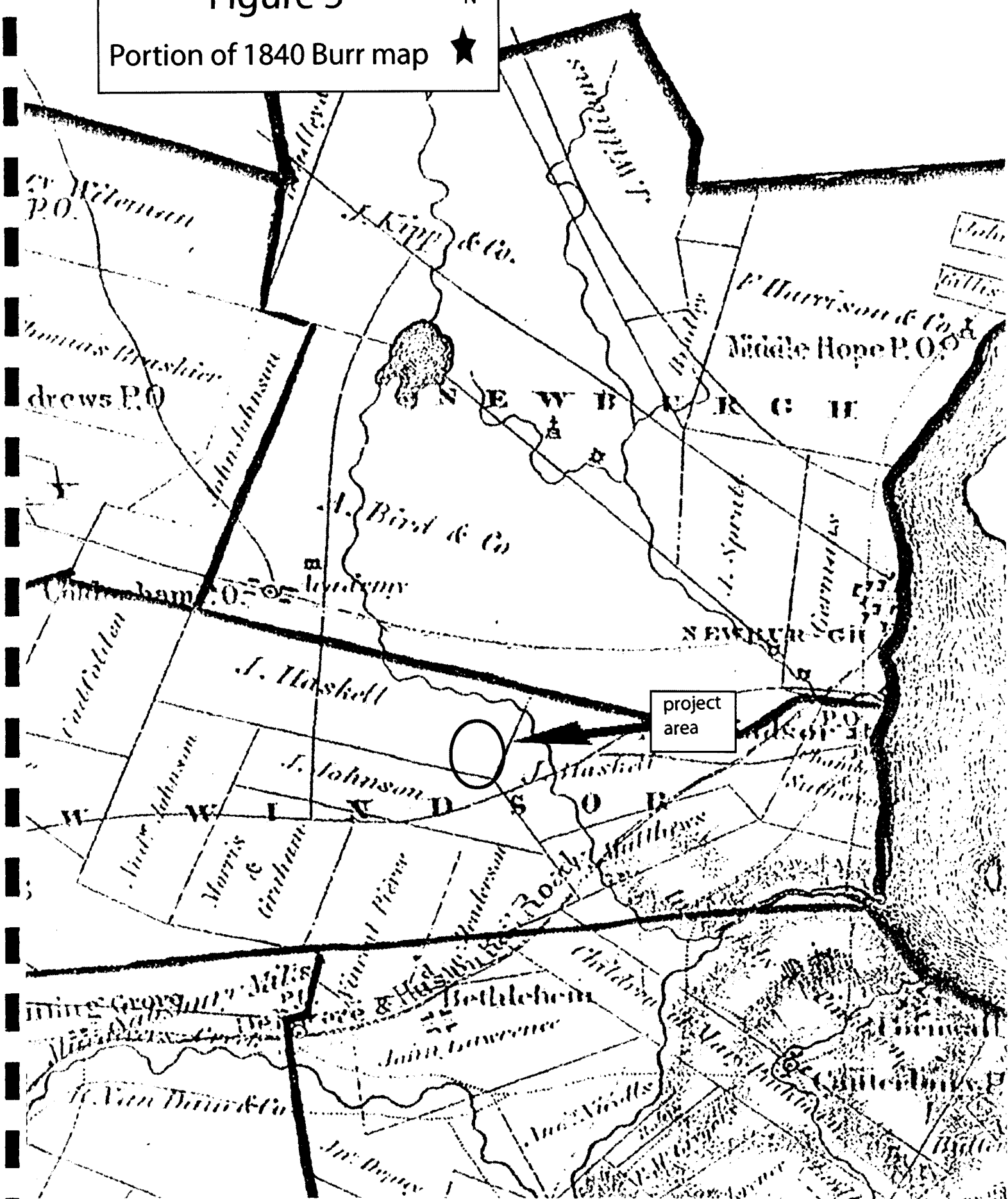
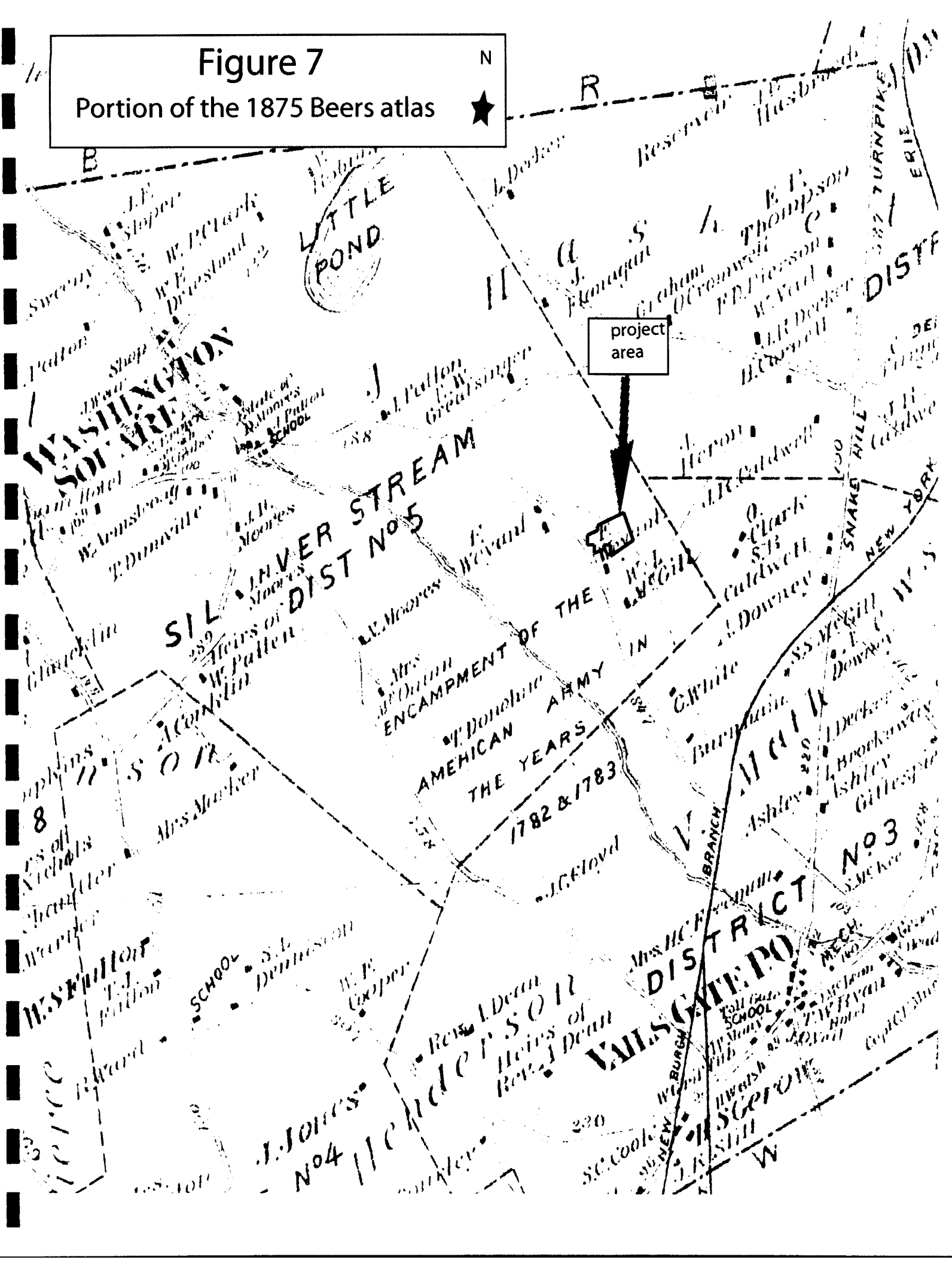




Figure 7

Portion of the 1875 Beers atlas

N



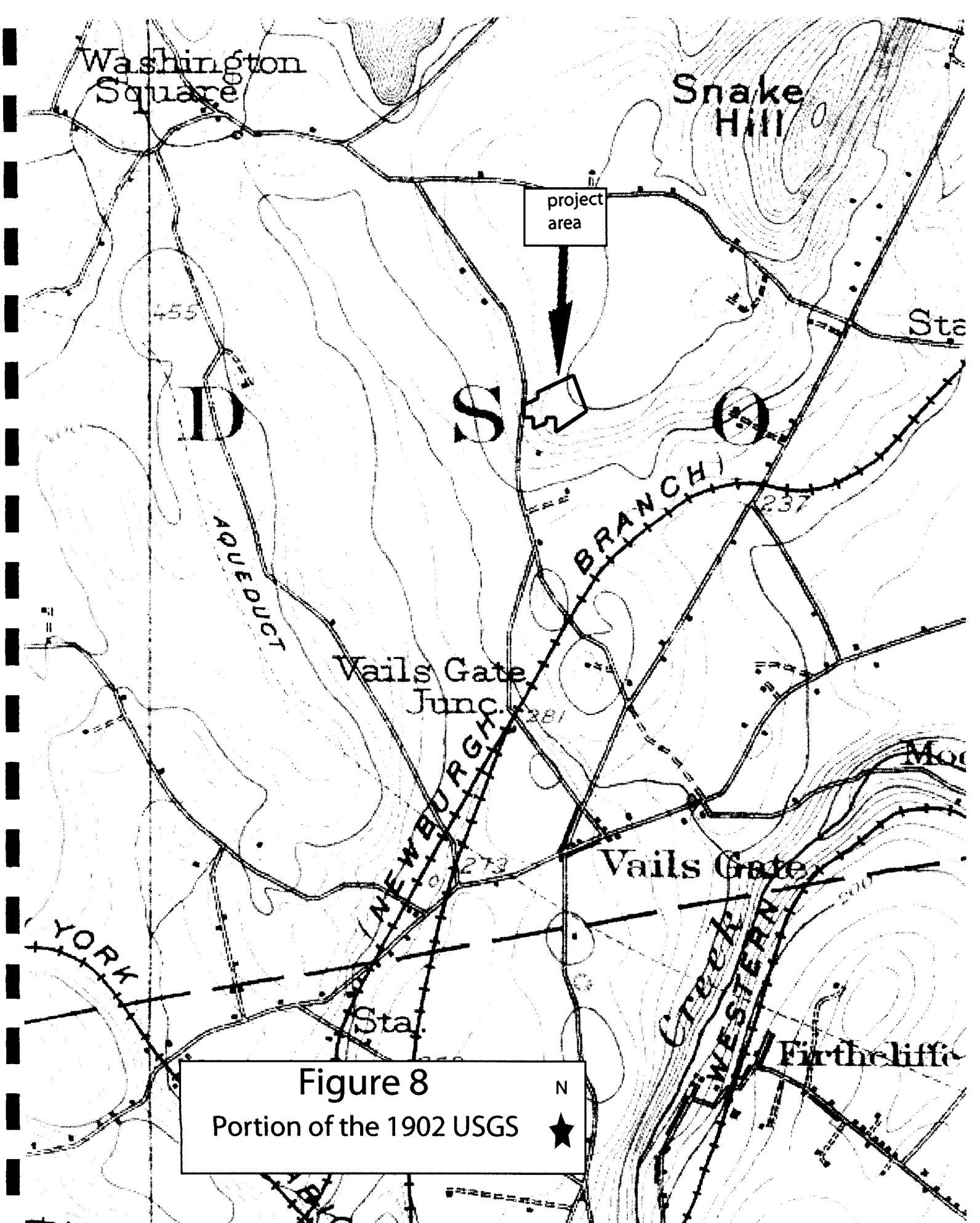


Figure 8  
Portion of the 1902 USGS

N





Figure 9

N

Portion of the County Soil Survey



project  
area



Photo 1

FT 1 - stone (field) cistern

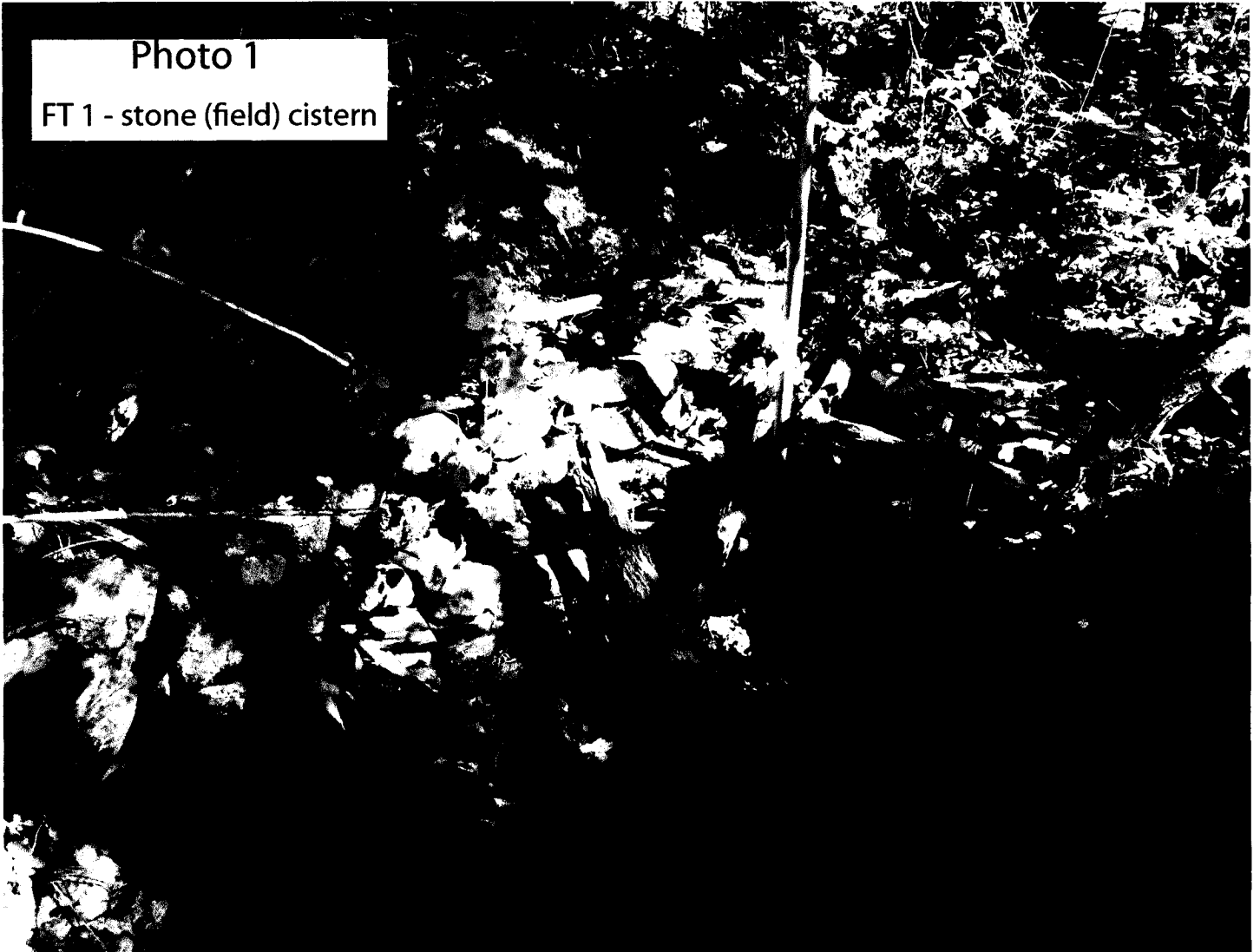


Photo 2

FT 2 - stone (field) cistern

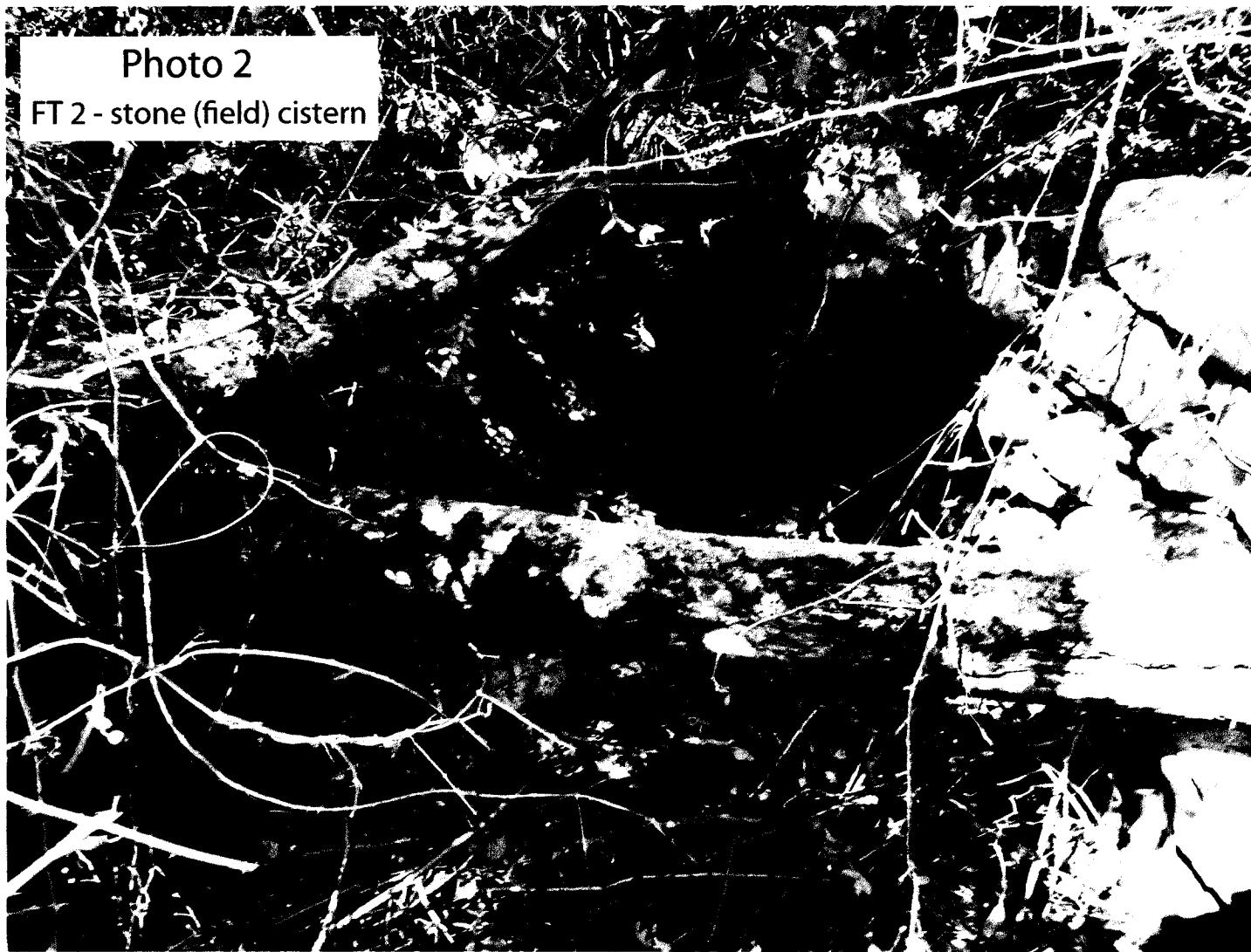


Photo 3  
Looking at front of dwelling



Photo 4

Looking at side of dwelling





Photo 5

Looking at barn (& attached  
tool shed behind barn)

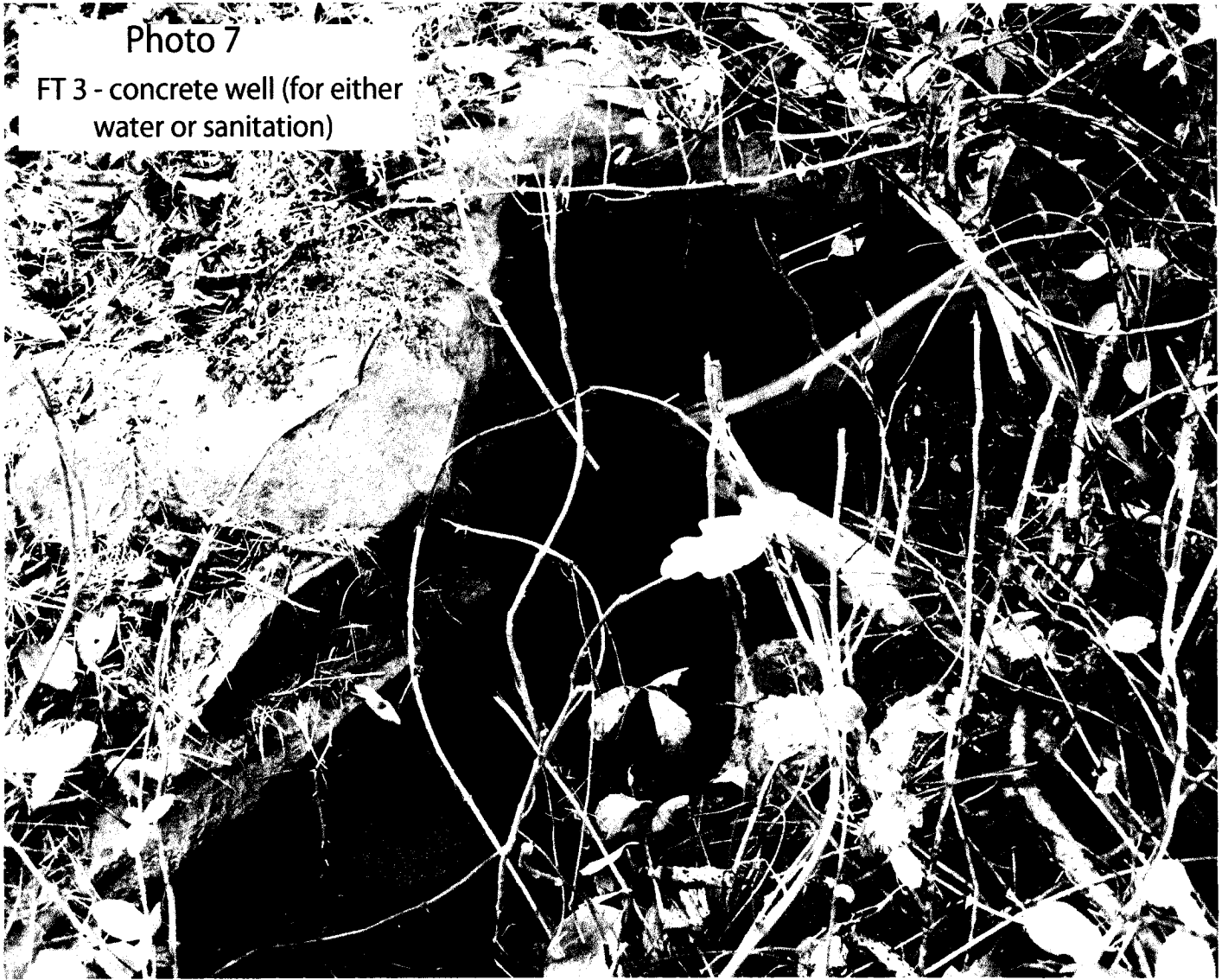
Photo 6

Looking east from barn



Photo 7

FT 3 - concrete well (for either  
water or sanitation)



**APPENDIX 2**



# SHOVEL TESTS

STP	LV	DEPTH(CM)	TEXTURE	COLOR	HOR	COMMENT
1	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-32	GrSiLo	10YR4/2	A	NCM
	3	32-45	GrSiLo	10YR6/6	B	NCM
2	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-30	GrSiLo	10YR4/2	A	NCM
	3	30-41	GrSiLo	10YR6/6	B	NCM
3	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-18	GrSiLo	10YR4/2	A	NCM
	3	18-rocks				
4	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-13	GrSiLo	10YR4/2	A	NCM
	3	13-rock				
5	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-26	GrSiLo	10YR4/2	A	NCM
	3	26-rocks				
6	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-18	SaLo	10YR4/2	A	NCM
	3	18-30	SaLo	10YR6/6	B	NCM
7	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-10	GrSiLo	10YR4/2	A	NCM
	3	10-rocks				
8	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-23	GrSiLo	10YR4/2	A	NCM
	3	23-36	GrSiLo	10YR6/6	B	NCM
9	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-29	GrSiLo	10YR4/2	A	NCM
	3	29-41	GrSiLo	10YR6/6	B	NCM
10	2	0-22	GrSiLo	10YR4/2	A	NCM
	3	22-32	GrSiLo	10YR6/6	B	NCM
11	2	0-27	GrSiLo	10YR4/2	A	NCM
	3	27-39	GrSiLo,water	10YR6/6	B	NCM
12	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-24	GrSiLo	10YR4/2	A	NCM
	3	24-38	GrSiLo	10YR6/6	B	NCM
13	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-25	GrSiLo	10YR4/2	A	NCM
	3	25-37	GrSiLo	10YR6/6	B	NCM

27	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-12	GrSiLo	10YR4/2	A	NCM
	3	12-rocks				
28	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-17	GrSiLo	10YR4/2	A	NCM
	3	17-31	GrSiLo	10YR6/6	B	NCM
29	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-16	GrSiLo	10YR4/2	A	NCM
	3	16-31	GrSiLo	10YR6/6	B	NCM
30	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-20	GrSiLo	10YR4/2	A	NCM
	3	20-31	GrSiLo	10YR6/6	B	NCM
31	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-20	GrSiLo	10YR4/2	A	NCM
	3	20-40	GrSiLo	10YR6/6	B	NCM
32	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-20	GrSiLo	10YR4/2	A	NCM
	3	20-33	GrSiLo	10YR6/6	B	NCM
33	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-15	GrSiLo	10YR4/2	A	charcoal
	3	15-roots				
34	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-25	GrSiLo	10YR4/2	A	NCM
	3	25-28,rocks	GrSiLo	10YR6/6	B	NCM
35	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-24	GrSiLo	10YR4/2	A	NCM
	3	24-38	GrSiLo	10YR6/6	B	NCM
36	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-17	GrSiLo	10YR4/2	A	NCM
	3	17-30	GrSiLo	10YR6/6	B	NCM
37	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-16	GrSiLo	10YR4/2	A	NCM
	3	16-29	GrSiLo	10YR6/6	B	NCM
38	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-28	GrSiLo	10YR4/2	A	NCM
	3	28-rocks				
39	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-23	GrSiLo	10YR4/2	A	blue transfer ww
	3	23-37	GrSiLo	10YR6/6	B	NCM

54	3	23-35	GrSiLo	10YR6/6	B	NCM
	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-19	GrSiLo	10YR4/2	A	NCM
	3	19-29	GrSiLo	10YR6/6	B	NCM
55	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-28	GrSiLo	10YR4/2	A	NCM
	3	28-39	GrSiLo	10YR6/6	B	NCM
56	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-32	GrSiLo	10YR4/2	A	NCM
	3	32-42	GrSiLo	10YR6/6	B	NCM
57	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-26	GrSiLo	10YR4/2	A	NCM
	3	26-38	GrSiLo	10YR6/6	B	NCM
58	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-23	GrSiLo	10YR4/2	A	NCM
	3	23-35	GrSiLo	10YR6/6	B	NCM
59	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-23	GrSiLo	10YR4/2	A	NCM
	3	23-34	GrSiLo	10YR6/6	B	NCM
60	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-13	GrSiLo	10YR4/2	A	NCM
	3	13-20,rocks	GrSiLo	10YR6/6	B	NCM
61	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-27	GrSiLo	10YR4/2	A	NCM
	3	27-39	GrSiLo	10YR6/6	B	NCM
62	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-24	GrSiLo	10YR4/2	A	NCM
	3	24-37	GrSiLo	10YR6/6	B	NCM
63	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-28	GrSiLo	10YR4/2	A	NCM
	3	28-40	GrSiLo	10YR6/6	B	NCM
64	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-25	GrSiLo	10YR4/2	A	NCM
	3	25-35	GrSiLo	10YR6/6	B	NCM
65	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-18	GrSiLo	10YR4/2	A	NCM
	3	18-29	GrSiLo	10YR6/6	B	NCM
66	2	0-22	GrSiLo	10YR4/2	A	NCM
	3	22-32	GrSiLo	10YR6/6	B	NCM
67	1	0-5	rootmat,leaves,humus		A/O	NCM
	2	5-24	GrSiLo	10YR4/2	A	NCM

81	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-15	GrSiLo	10YR4/2	A	NCM
	3	15-27	GrSiLo	10YR6/6	B	NCM
82	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-8	GrSiLo	10YR4/2	A	NCM
	3	8-rocks				
83	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-20	GrSiLo	10YR4/2	A	NCM
	3	20-25,rock	GrSiLo	10YR6/6	B	NCM
84	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-34	GrSiLo	10YR4/2	A	window glass
	3	34-42	GrSiLo	10YR6/6	B	NCM
85	1	0-5	rootmat,leaves,humus		A/O	NCM
	2	5-25	GrSiLo	10YR4/2	A	brick, coal
	3	25-35	GrSiLo	10YR6/6	B	NCM
86	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-31	GrSiLo	10YR4/2	A	undec ironstone, wire nail
	3	31-42	GrSiLo	10YR6/6	B	NCM
87	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-11	GrSiLo	10YR4/2	A	NCM
	3	11-rocks				
88	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-15	GrSiLo	10YR4/2	A	NCM
	3	15-rocks,root				
89	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-25	GrSiLo	10YR4/2	A	NCM
	3	25-37	GrSiLo	10YR6/6	B	NCM
90	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-26	GrSiLo	10YR4/2	A	clam
	3	26-40	GrSiLo	10YR6/6	B	NCM
91	1	0-5	rootmat,leaves,humus		A/O	NCM
	2	5-35	GrSiLo	10YR4/2	A	mod beer bottle, brown glazed stoneware
	3	35-40,rocks	GrSiLo	10YR6/6	B	NCM
92	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-9	GrSiLo	10YR4/2	A	NCM
	3	9-rock				
93	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-30	GrSiLo	10YR4/2	A	NCM
	3	30-42	GrSiLo	10YR6/6	B	NCM

108	3	24-34	GrSiLo	10YR6/6	B	NCM
	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-28	GrSiLo	10YR4/2	A	NCM
	3	28-40	GrSiLo	10YR6/6	B	NCM
109	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-16	GrSiLo	10YR4/2	A	NCM
	3	16-27	GrSiLo	10YR6/6	B	NCM
110	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-23	GrSiLo	10YR4/2	A	NCM
	3	23-33	GrSiLo	10YR6/6	B	NCM
111	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-18	GrSiLo	10YR4/2	A	NCM
	3	18-29	GrSiLo	10YR6/6	B	NCM
112	1	0-5	rootmat,leaves,humus		A/O	NCM
	2	5-17	GrSiLo	10YR4/2	A	NCM
	3	17-30	GrSiLo	10YR6/6	B	NCM
113	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-19	GrSiLo	10YR4/2	A	NCM
	3	19-30	GrSiLo	10YR6/6	B	NCM
114	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-22	GrSiLo	10YR4/2	A	NCM
	3	22-33	GrSiLo	10YR6/6	B	NCM
115	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-25	GrSiLo	10YR4/2	A	NCM
	3	25-39	GrSiLo	10YR6/6	B	NCM
116	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-15	GrSiLo	10YR4/2	A	NCM
	3	15-rocks				
117	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-23	GrSiLo	10YR4/2	A	NCM
	3	23-33	GrSiLo	10YR6/6	B	NCM
118	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-13	GrSiLo	10YR4/2	A	NCM
	3	13-25	GrSiLo	10YR6/6	B	NCM
119	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-27	GrSiLo	10YR4/2	A	NCM
	3	27-39	GrSiLo	10YR6/6	B	NCM
120	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-23	GrSiLo	10YR4/2	A	NCM
	3	23-33	GrSiLo	10YR6/6	B	NCM

134	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-27	GrSiLo	10YR4/2	A	NCM
	3	27-38	GrSiLo	10YR6/6	B	NCM
135	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-17	GrSiLo	10YR4/2	A	NCM
	3	17-31	GrSiLo	10YR6/6	B	NCM
136	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-20	GrSiLo,gravel	10YR4/2	A	NCM
	3	20-22,rocks	GrSiLo,gravel	10YR6/6	B	NCM
137	1	0-4	rootmat,leaves,humus		A/O	NCM
	2	4-28	GrSiLo	10YR4/2	A	NCM
	3	28-40	GrSiLo	10YR6/6	B	NCM
138	1	0-10	rootmat,leaves,humus		A/O	NCM
	2	10-23	GrSiLo	10YR4/2	A	NCM
	3	23-39	GrSiLo	10YR6/6	B	NCM
139	2	0-26	GrSiLo	10YR4/2	A	NCM
	3	26-36	GrSiLo	10YR6/6	B	NCM
140	2	0-23	GrSiLo	10YR4/2	A	NCM
	3	23-33	GrSiLo	10YR6/6	B	NCM
141	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-20	GrSiLo	10YR4/2	A	NCM
	3	20-32	GrSiLo	10YR6/6	B	NCM
142	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-rocks				
143	2	0-20	GrSiLo	10YR4/2	A	NCM
	3	20-rocks				
144	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-28	GrSiLo	10YR4/2	A	NCM
	3	28-39	GrSiLo	10YR6/6	B	NCM
145	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-22	GrSiLo	10YR4/2	A	NCM
	3	22-40	GrSiLo	10YR6/6	B	NCM
146	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-35	GrSiLo	10YR4/2	A	NCM
	3	35-48	GrSiLo	10YR6/6	B	NCM
147	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-16	GrSiLo	10YR4/2	A	NCM
	3	16-31	GrSiLo	10YR6/6	B	NCM

162	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-30	GrSiLo	10YR4/2	A	NCM
	3	30-48	GrSiLo	10YR6/6	B	NCM
163	2	0-14	GrSiLo	10YR4/2	A	NCM
	3	14-28	GrSiLo	10YR6/6	B	NCM
164	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-26	GrSiLo	10YR4/2	A	NCM
	3	26-36	GrSiLo	10YR6/6	B	NCM
165	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-16	GrSiLo	10YR4/2	A	NCM
	3	16-30	GrSiLo	10YR6/6	B	NCM
166	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-18	GrSiLo	10YR4/2	A	NCM
	3	18-30	GrSiLo	10YR6/6	B	NCM
167	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-13	GrSiLo	10YR4/2	A	NCM
	3	13-rocks.				
168	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-22	GrSiLo	10YR4/2	A	NCM
	3	22-32	GrSiLo	10YR6/6	B	NCM
169	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-16	GrSiLo	10YR4/2	A	NCM
	3	16-20,rocks	GrSiLo	10YR6/6	B	NCM
170	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-23	GrSiLo	10YR4/2	A	NCM
	3	23-33	GrSiLo	10YR6/6	B	NCM
171	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-20	GrSiLo	10YR4/2	A	flake
	3	20-31	GrSiLo	10YR6/6	B	NCM
172	2	0-20	GrSiLo	10YR4/2	A	NCM
	3	20-30	GrSiLo	10YR6/6	B	NCM
173	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-23	GrSiLo	10YR4/2	A	NCM
	3	23-33	GrSiLo	10YR6/6	B	NCM
174	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-18	GrSiLo	10YR4/2	A	NCM
	3	18-29	GrSiLo	10YR6/6	B	NCM
175	2	0-26	GrSiLo	10YR4/2	A	NCM
	3	26-36	GrSiLo	10YR6/6	B	NCM

191	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-30	GrSiLo	10YR4/2	A	NCM
	3	30-41	GrSiLo	10YR6/6	B	NCM
192	2	0-20	GrSiLo	10YR4/2	A	NCM
	3	20-34	GrSiLo	10YR6/6	B	NCM
193	2	0-24	GrSiLo	10YR4/2	A	NCM
	3	24-35	GrSiLo	10YR6/6	B	NCM
194	2	0-15	GrSiLo	10YR4/2	A	NCM
	3	15-rocks.				
195	2	0-25	GrSiLo	10YR4/2	A	NCM
	3	25-36	GrSiLo	10YR6/6	B	NCM
196	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-14	GrSiLo	10YR4/2	A	NCM
	3	14-20,rocks	GrSiLo	10YR6/6	B	NCM
197	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-11	GrSiLo	10YR4/2	A	NCM
	3	11-rocks				
198	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-23	GrSiLo	10YR4/2	A	NCM
	3	23-33	GrSiLo	10YR6/6	B	NCM
199	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-15	GrSiLo	10YR4/2	A	NCM
	3	15-22,rocks	GrSiLo	10YR6/6	B	NCM
200	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-22	GrSiLo	10YR4/2	A	NCM
	3	22-35	GrSiLo	10YR6/6	B	NCM
201	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-23	GrSiLo	10YR4/2	A	NCM
	3	23-37	GrSiLo	10YR6/6	B	NCM
202	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-22	GrSiLo	10YR4/2	A	NCM
	3	22-32	GrSiLo	10YR6/6	B	NCM
203	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-21	GrSiLo	10YR4/2	A	NCM
	3	21-32	GrSiLo	10YR6/6	B	NCM
204	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-27	GrSiLo	10YR4/2	A	NCM
	3	27-38	GrSiLo	10YR6/6	B	NCM



221	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-24	GrSiLo	10YR4/2	A	NCM
	3	24-37	GrSiLo	10YR6/6	B	NCM
222	2	0-33	GrSiLo	10YR4/2	A	NCM
	3	33-43	GrSiLo	10YR6/6	B	NCM
223	2	0-23	GrSiLo	10YR4/2	A	NCM
	3	23-25,rocks	GrSiLo	10YR6/6	B	NCM
224	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-20	GrSiLo	10YR4/2	A	NCM
	3	20-23,rocks	GrSiLo	10YR6/6	B	NCM
225	1	0-1	rootmat,leaves,humus		A/O	NCM
	2	1-28	GrSiLo	10YR4/2	A	NCM
	3	28-37	GrSiLo	10YR6/6	B	NCM
226	2	0-24	GrSiLo	10YR4/2	A	NCM
	3	24-32	GrSiLo	10YR6/6	B	NCM
227	2	0-21	GrSiLo	10YR4/2	A	NCM
	3	21-33	GrSiLo	10YR6/6	B	NCM
228	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-29	GrSiLo	10YR6/6	B	NCM
	3	29-40				
229	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	1-27	GrSiLo	10YR4/2	A	NCM
	3	27-39	GrSiLo	10YR6/6	B	NCM
230	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-19	GrSiLo	10YR4/2	A	NCM
	3	19-30	GrSiLo	10YR6/6	B	NCM
231	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-27	GrSiLo	10YR4/2	A	NCM
	3	27-40	GrSiLo	10YR6/6	B	NCM
232	2	0-18	GrSiLo	10YR4/2	A	NCM
	3	18-42	GrSiLo	10YR6/6	B	NCM
233	2	0-27	GrSiLo	10YR4/2	A	NCM
	3	27-28,rocks	GrSiLo	10YR6/6	B	NCM
234	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-24	GrSiLo	10YR4/2	A	NCM
	3	24-35	GrSiLo	10YR6/6	B	NCM
235	1	0-5	rootmat,leaves,humus		A/O	NCM
	2	5-19	GrSiLo	10YR4/2	A	NCM
	3	19-31	GrSiLo	10YR6/6	B	NCM

249	1	0-5	rootmat,leaves,humus		A/O	NCM
	2	5-30	GrSiLo	10YR4/2	A	NCM
	3	30-43	GrSiLo	10YR6/6	B	NNM
250	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-27	GrSiLo	10YR4/2	A	NCM
	3	27-39	GrSiLo	10YR6/6	B	NCM
251	1	0-5	rootmat,leaves,humus		A/O	NCM
	2	5-19	GrSiLo	10YR4/2	A	NCM
	3	19-29	GrSiLo	10YR6/6	B	NCM
252	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-26	GrSiLo	10YR4/2	A	milk glass
	3	26-38	GrSiLo	10YR6/6	B	NCM
253	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-12,rocks				
254	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-24	GrSiLo	10YR4/2	A	NCM
	3	24-25,rocks	GrSiLo	10YR6/6	B	NCM
255	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-25	GrSiLo	10YR4/2	A	NCM
	3	25-34	GrSiLo	10YR6/6	B	NCM
256	2	0-27	GrSiLo	10YR4/2	A	NCM
	3	27-37	GrSiLo	10YR6/6	B	NCM
257	2	0-26	GrSiLo	10YR4/2	A	NCM
	3	26-37	GrSiLo	10YR6/6	B	NCM
258	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-23	GrSiLo	10YR4/2	A	NCM
	3	23-35	GrSiLo	10YR6/6	B	NCM
259	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-24	GrSiLo	10YR4/2	A	NCM
	3	24-34	GrSiLo	10YR6/6	B	NCM
260	1	0-3	rootmat,leaves,humus		A/O	NCM
	2	3-27	GrSiLo	10YR4/2	A	NCM
	3	27-38	GrSiLo	10YR6/6	B	NCM
261	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-28	GrSiLo	10YR4/2	A	NCM
	3	28-40	GrSiLo	10YR6/6	B	NCM
262	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-23	GrSiLo	10YR4/2	A	NCM
	3	23-33	GrSiLo	10YR6/6	B	NCM

279	2	0-33	GrSiLo	10YR4/2	A	NCM
	3	33-43	GrSiLo	10YR6/6	B	NCM
280	1	0-2	rootmat,leaves,humus		A/O	NCM
	2	2-24	GrSiLo	10YR4/2	A	NCM
	3	24-34	GrSiLo	10YR6/6	B	NCM
281	2	0-27	GrSiLo	10YR4/2	A	NCM
	3	27-38	GrSiLo	10YR6/6	B	NCM
282	2	0-28	GrSiLo	10YR4/2	A	NCM
	3	28-40	GrSiLo	10YR6/6	B	NCM
283	2	0-13	GrSiLo	10YR4/2	A	NCM
	3	13-rocks				
284	2	0-20	GrSiLo	10YR4/2	A	NCM
	3	20-33	GrSiLo	10YR6/6	B	NCM
285	2	0--17	GrSiLo	10YR4/2	A	NCM
	3	17-19,rocks	GrSiLo	10YR6/6	B	NCM
286	2	0-32	GrSiLo	10YR4/2	A	NCM
	3	43-45	GrSiLo	10YR6/6	B	NCM
287	2	0-3	GrSiLo	10YR4/2	A	NCM
	3	3-21	GrSiLo	10YR6/6	B	NCM



TO: JOHN COLLINS ENG. P.C.  
11 BRADHURST AVE.  
HAWTHORNE, NY 10532

DATE:

26 77.50  
26 77.50

I hereby certify, that the items of the account are correct; that the disbursements and services charged therein have in fact been made and rendered, and that no part thereof has been paid or satisfied, that the amount herein mentioned is in full settlement for all services rendered and materials furnished.

**SIGNATURE**

Temple Hill APARTMENTS

# JOHN COLLINS ENGINEERS, P.C.

TRAFFIC • TRANSPORTATION ENGINEERS

11 BRADHURST AVENUE • HAWTHORNE, N.Y. • 10532 • (914) 347-7500 • FAX (914) 347-7266

Date: 11/01/12

TOWN OF NEW WINDSOR  
C/O MARK EDSALL  
55 WNIION AVE  
NEW WINDSOR, NY 12553

Re: JOB 1872-ROUTE 300/32 CONNECT

STATEMENT FOR 03/16/12 TO 11/01/12

PROJ. ID.	Project Description	<--- CURRENT CHARGES ---> Fee	Disbur.	Total
CP	CONCEPT PLAN	677.50	0.00	677.50
F	FOLLOW-UP	1125.00	0.00	1125.00
M	MEETINGS	875.00	0.00	875.00

Total Current Charges - All Projects	2677.50	0.00	2677.50
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11-14

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- |   | 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by<br>Project Change     |
|---|-------------------------------------|-----------------------------------|--|
| • Removal of any portion of a critical or significant wildlife habitat.                               | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Application of pesticide or herbicide more than twice a year, other than for agricultural purposes. | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

☐ NO ☐ YES

**Examples that would apply to column 2**

- |  | 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by<br>Project Change     |
|--|-------------------------------------|-----------------------------------|--|
| • Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.                          | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation. | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**IMPACT ON AGRICULTURAL LAND RESOURCES**

10. Will Proposed Action affect agricultural land resources?

☐ NO ☐ YES

**Examples that would apply to column 2**

- |  | 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by<br>Project Change     |
|--|-------------------------------------|-----------------------------------|--|
| • The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)                                 | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction activity would excavate or compact the soil profile of agricultural land.   | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land. | <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

#### IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)  
☐ NO ☐ YES

##### Examples that would apply to column 2

• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

#### IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?  
☐ NO ☐ YES

##### Examples that would apply to column 2

• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No



	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

#### IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

☐ NO ☐ YES

**Examples** that would apply to column 2

- |   |                          |                          |  |
|---|--------------------------|--------------------------|--|
| • The permanent foreclosure of a future recreational opportunity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • A major reduction of an open space important to the community.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

#### IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

☐ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

**Examples** that would apply to column 2

- |   |                          |                          |  |
|---|--------------------------|--------------------------|--|
| • Proposed Action to locate within the CEA?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quantity of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quality of the resource?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will impact the use, function or enjoyment of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated by  
Project Change

### IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

☐ NO ☐ YES

**Examples** that would apply to column 2

• Alteration of present patterns of movement of people and/or goods.

☐
☐

☐ Yes

☐ No

• Proposed Action will result in major traffic problems.

☐
☐

☐ Yes

☐ No

• Other impacts:

☐
☐

☐ Yes

☐ No

### IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

☐ NO ☐ YES

**Examples** that would apply to column 2

• Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.

☐
☐

☐ Yes

☐ No

• Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.

☐
☐

☐ Yes

☐ No

• Other impacts:

☐
☐

☐ Yes

☐ No

### NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

☐ NO ☐ YES

**Examples** that would apply to column 2

• Blasting within 1,500 feet of a hospital, school or other sensitive facility.

☐
☐

☐ Yes

☐ No

• Odors will occur routinely (more than one hour per day).

☐
☐

☐ Yes

☐ No

• Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.

☐
☐

☐ Yes

☐ No

• Proposed Action will remove natural barriers that would act as a noise screen.

☐
☐

☐ Yes

☐ No

• Other impacts:

☐
☐

☐ Yes

☐ No

1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated by  
Project Change

### IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

☐ NO ☐ YES

- |  |                          |                          |  |
|--|--------------------------|--------------------------|--|
| • Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

### IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

☐ NO ☐ YES

#### Examples that would apply to column 2

- |   |                          |                          |  |
|---|--------------------------|--------------------------|--|
| • The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will conflict with officially adopted plans or goals.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will cause a change in the density of land use.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Development will create a demand for additional community services (e.g. schools, police and fire, etc.)                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

☐ NO ☐ YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3**

## Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

### Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

**Instructions** (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.